

January 14, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-05924

43 East 70th Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 438 4285

Passcode: 075152

By Phone: 646-558-8656 (NY)

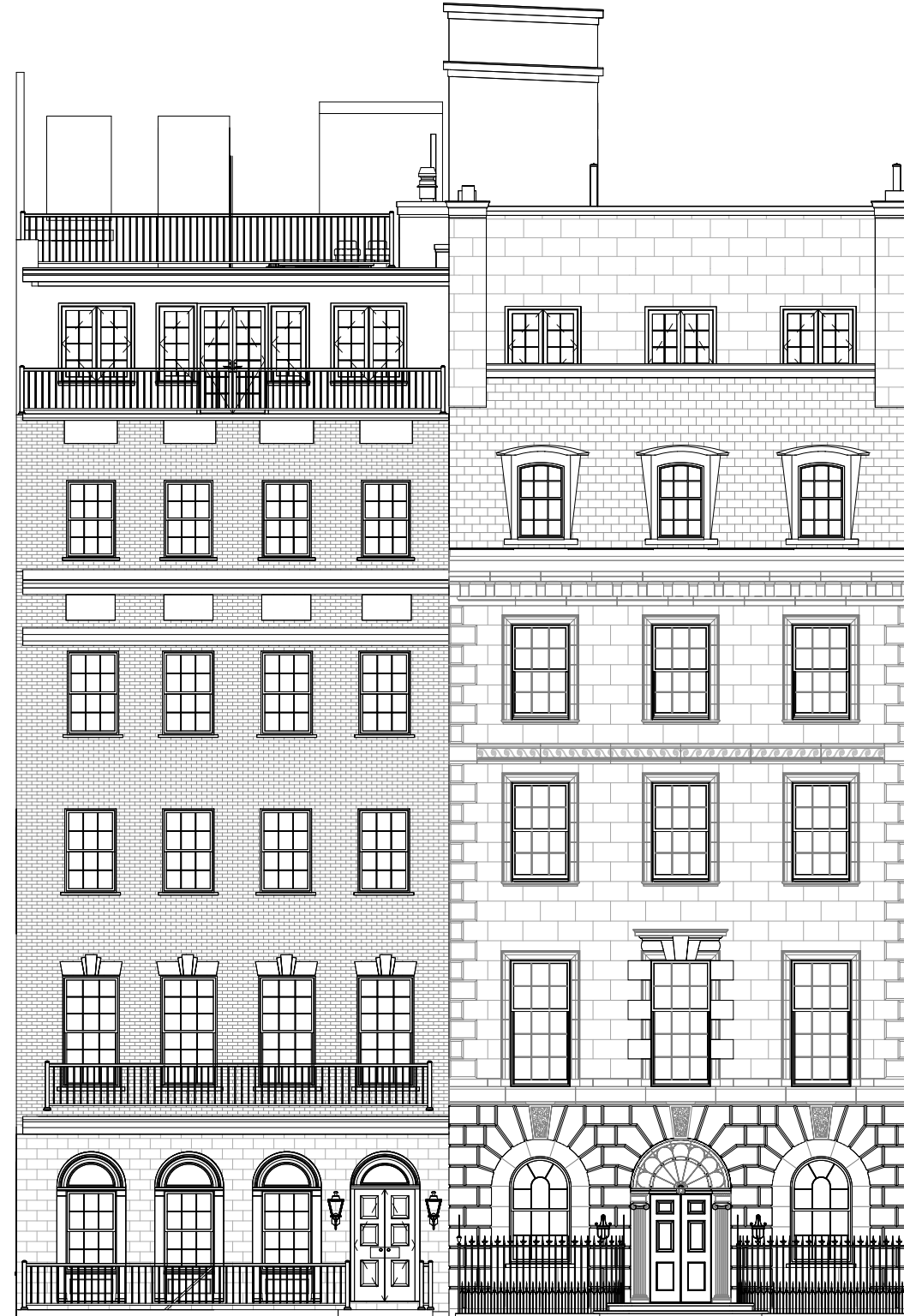
877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS & DOCUMENTS
for proposed Restoration & Alteration of:
41-43 EAST 70TH STREET
New York, NY 10021
Upper East Side Historic District



PETER PENNOYER ARCHITECTS


PETER PENNOYER
ARCHITECTS

136 Madison Ave, 11th Flr, NYC 10016
Telephone 212 779 9765

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

TITLE SHEET

	Date: 10/07/2024
	Scale: 3/32" = 1'-0"
	Drawn By: PPA
	Drawing No. LPC-01
	Project No. 3771

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NYC Digital Tax Map

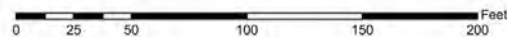
Effective Date : 12-09-2008 11:33:37
End Date : Current
Manhattan Block: 1385



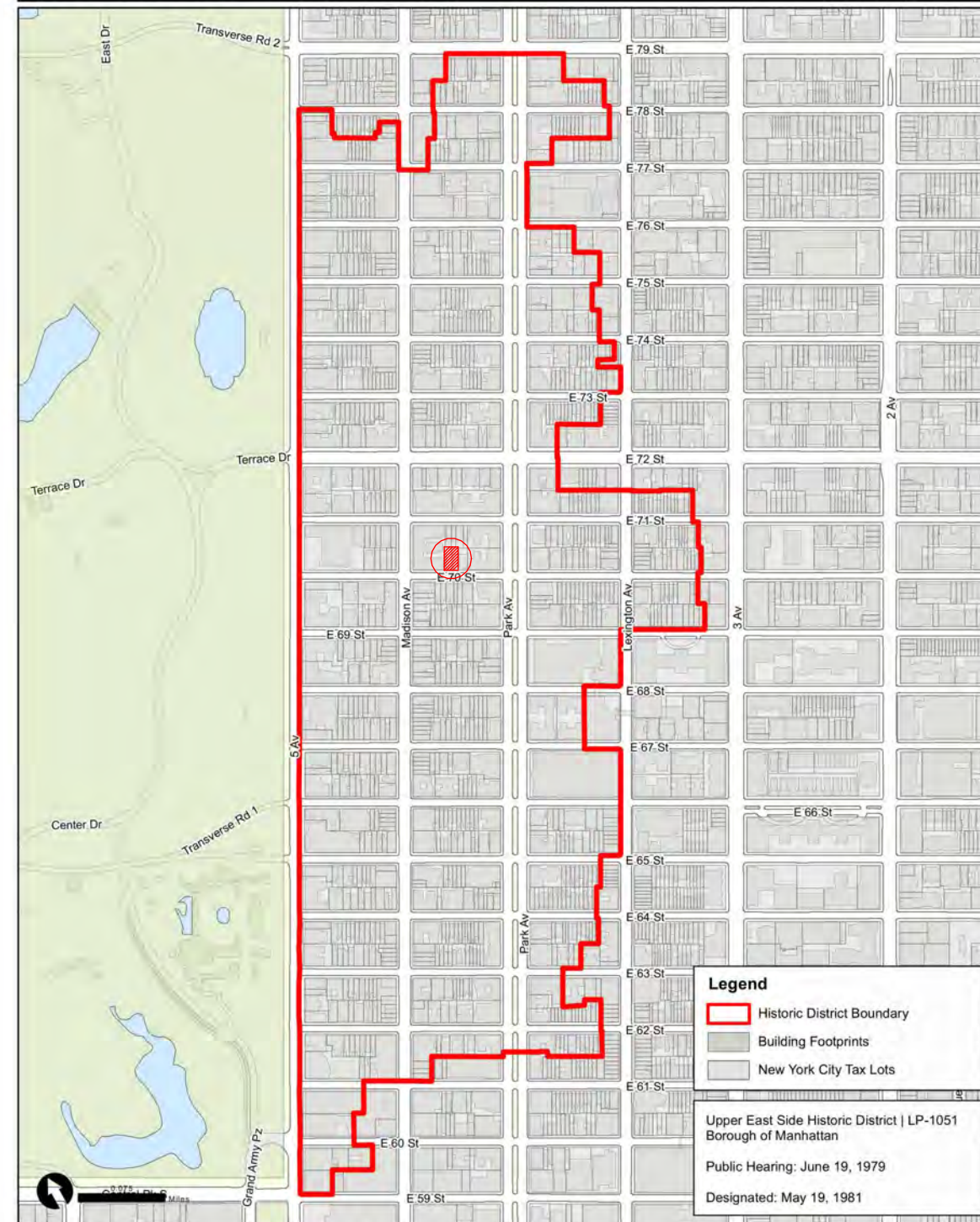
43 EAST 70TH STREET

BLOCK: 1385
LOT: 28
MAP: 8C
ZONE: R8B
ALOT AREA: 3,013 SQ/FT
BUILDING HEIGHT: 30' FT

BUILDING OCCUPANCY:
J-3 - RESIDENTIAL 1-2 FAMILY HOUSES



Upper East Side Historic District | LP-1051



Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Upper East Side Historic District | LP-1051
Borough of Manhattan
Public Hearing: June 19, 1979
Designated: May 19, 1981

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LGR Date: 3.28.2019

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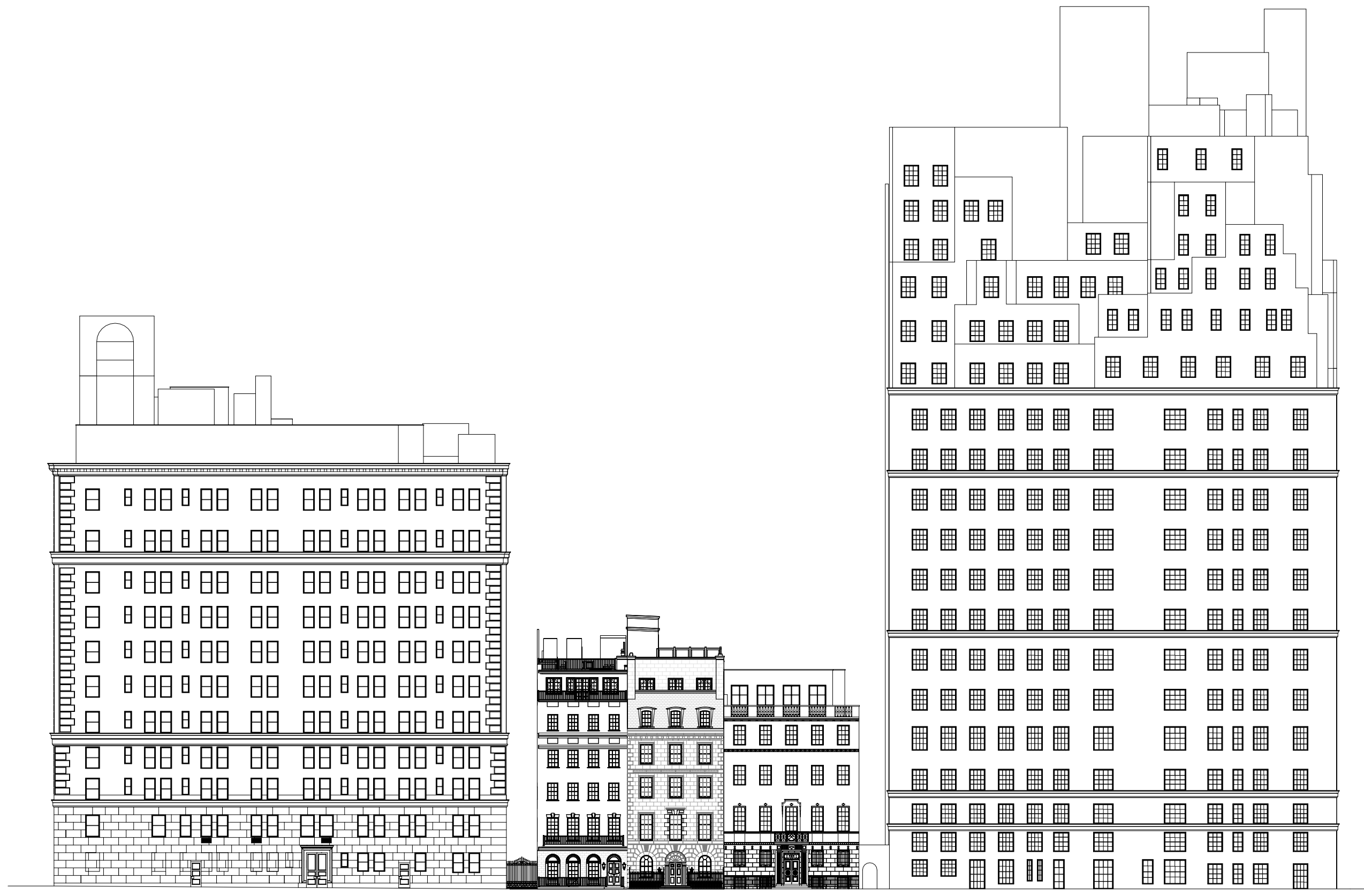
Project: **LIBERTY II**
41 EAST 70TH ST

INTRODUCTION

Seal and Signature:	Date: 10/07/2024
	Scale:
	Drawn By: PPA
	Drawing No. LPC-03
	Project No. 3771
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LPC HEARING 01/14/25
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Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED BLOCK ELEVATION

Seal and Signature: Date: 10/07/2024

Scale: 1/32" = 1'-0"

Drawn By: PPA

Drawing No.

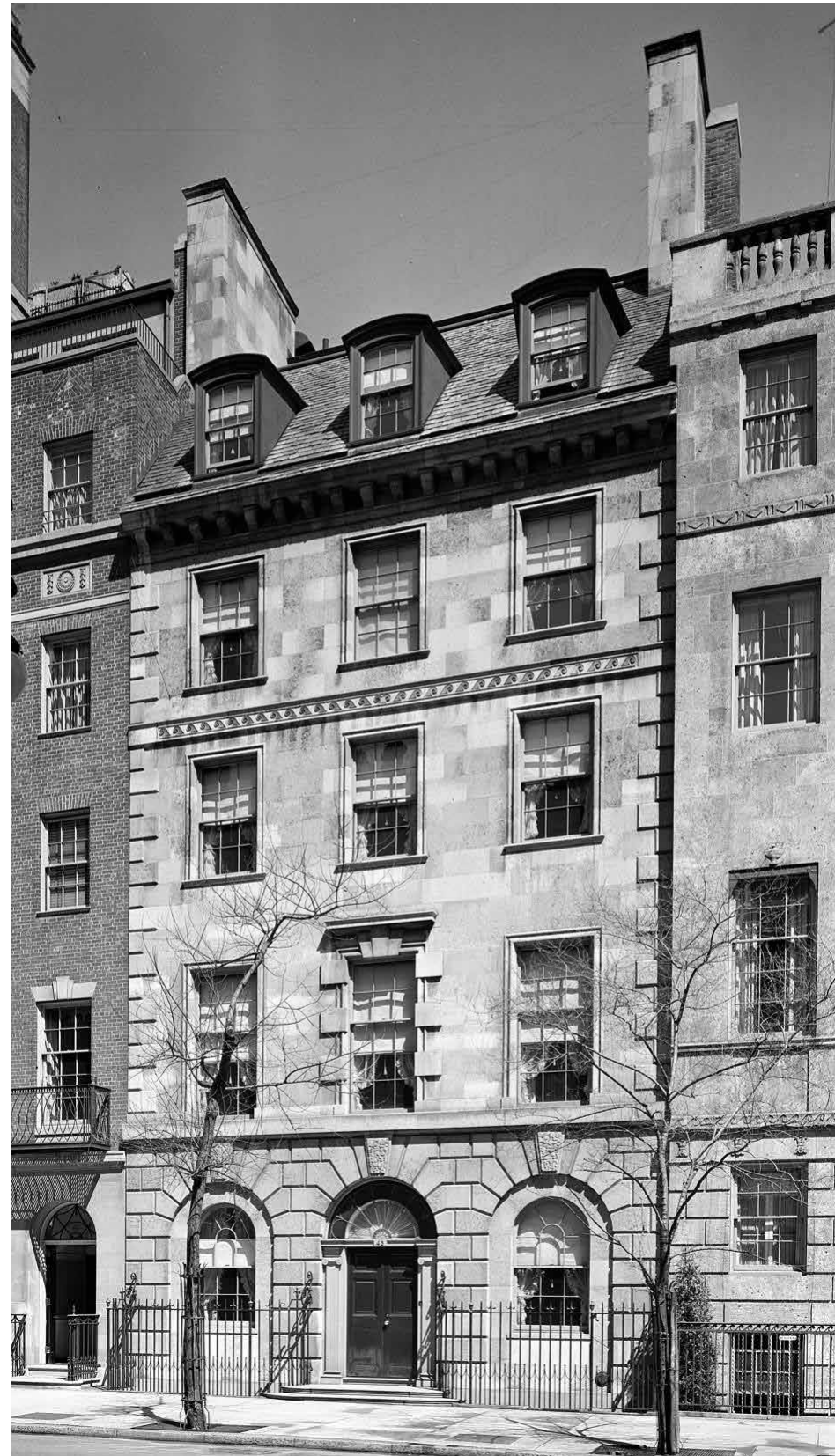
LPC-04

Project No.

3771

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1 PROPOSED SOUTH FULL BLOCK ELEVATION
LPC-04 1/32" = 1'-0"



43 EAST 70TH STREET: SOUTH FACADE, 1938
(MUSEUM OF THE CITY OF NEW YORK ARCHIVES)



41-43 EAST 70TH STREET: SOUTH FACADE EXISTING CONDITIONS

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LIBERTY II
41 EAST 70TH ST

HISTORIC DOCUMENTATION &
EXISTING CONDITIONS

Seal and Signature: Date:
10/07/2024

Scale:

Drawn By:
Author

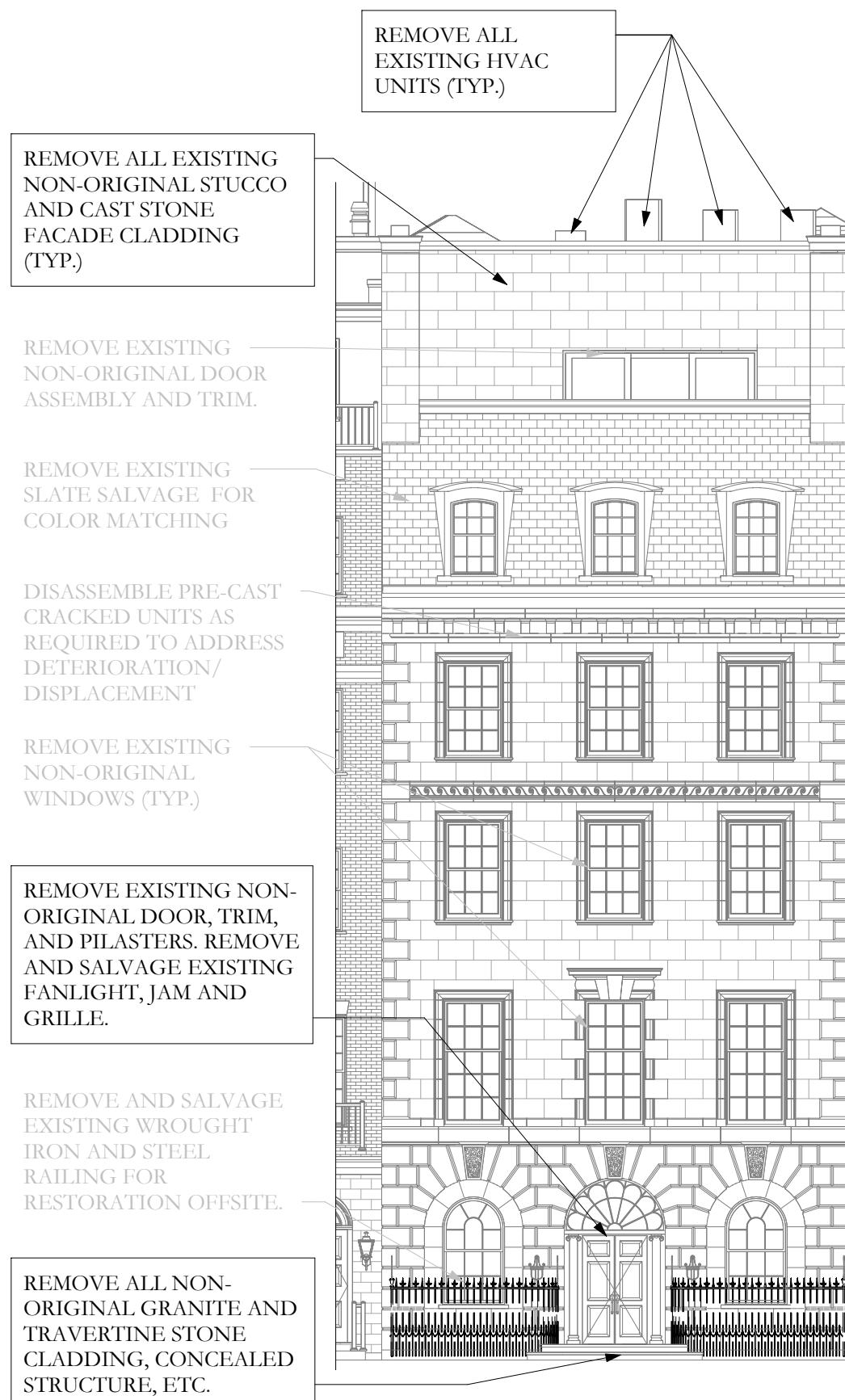
Drawing No.

LPC-05

Project No.
3771

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REMOVE ALL EXISTING HVAC UNITS (TYP.)

REMOVE ALL EXISTING NON-ORIGINAL STUCCO AND CAST STONE FACADE CLADDING (TYP.)

REMOVE EXISTING NON-ORIGINAL DOOR ASSEMBLY AND TRIM.

REMOVE EXISTING SLATE SALVAGE FOR COLOR MATCHING

DISASSEMBLE PRE-CAST CRACKED UNITS AS REQUIRED TO ADDRESS DETERIORATION/ DISPLACEMENT

REMOVE EXISTING NON-ORIGINAL WINDOWS (TYP.)

REMOVE EXISTING NON-ORIGINAL DOOR, TRIM, AND PILASTERS. REMOVE AND SALVAGE EXISTING FANLIGHT, JAM AND GRILLE.

REMOVE AND SALVAGE EXISTING WROUGHT IRON AND STEEL RAILING FOR RESTORATION OFFSITE.

REMOVE ALL NON-ORIGINAL GRANITE AND TRAVERTINE STONE CLADDING, CONCEALED STRUCTURE, ETC.

NEW STAIR & ELEVATOR BULKHEAD

PROVIDE NEW LIMESTONE COPINGS TO MATCH ORIGINAL EXACTLY. (TYP.)

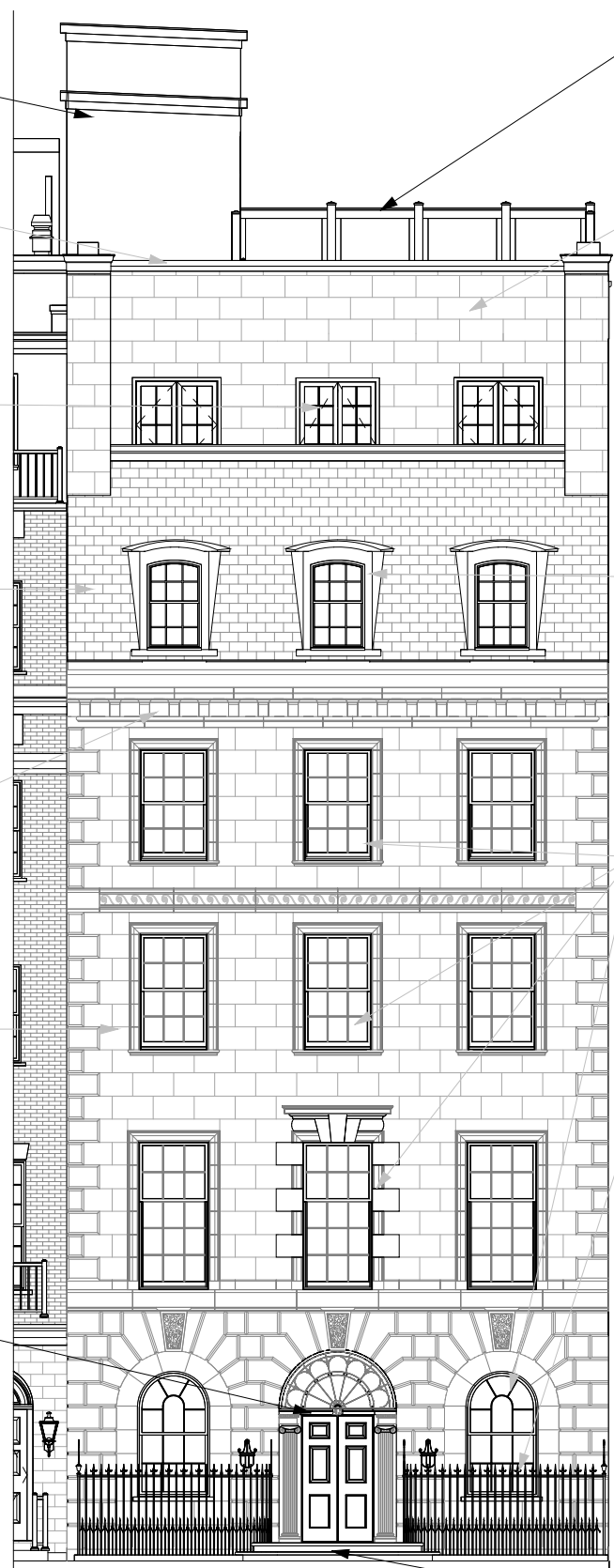
PROVIDE NEW WOOD DOOR & WINDOW ASSEMBLY AND JAMBS

PROVIDE NEW SLATE TO MATCH ORIGINAL EXACTLY IN COLOR, COURSING, AND EXPOSURE.

PROVIDE NEW LIMESTONE UNITS TO REPLACE CRACKED, DETERIORATED OR OTHERWISE DISPLACED UNITS AS REQUIRED.

CLEAN ALL MASONRY USING NEUTRAL DETERGENT AND WATER. PROVIDE NEW LIMESTONE TO REPLACE NON-ORIGINAL UNITS. RAKE AND REPOINT ALL MORTAR JOINTS USING TYPE N TO MATCH EXISTING.

PROVIDE NEW PAINTED WOOD PANELED DOOR ASSEMBLY, WOOD PILASTERS, AND STAINED-GLASS FANLIGHT TO MATCH ORIGINAL.



NEW ROOF TERRACE FENCE

PROVIDE NEW LIMESTONE UNITS TO MATCH EXISTING MAIN FAÇADE BELOW. POINT ALL MORTAR JOINTS MATCH EXISTING EXACTLY IN COLOR.

PROVIDE NEW TZCC CLADDING TO MATCH ORIGINAL, WITH FLAT-SEAM SOLDERED BARREL ROOF, INTEGRAL CORNICE, CASING AND JIB ELEMENTS.

PROVIDE NEW PAINTED WOOD DOUBLE-HUNG AND ARCHED HEAD (1ST FLOOR) WINDOW ASSEMBLIES TO MATCH ORIGINALS IN DETAILING, AND OPERATION.

PROVIDE NEW PAINTED STEEL RAILING INCORPORATING SALVAGED ORIGINAL ELEMENTS TO MATCH ORIGINAL WITH NEW BLUESTONE COPING TO MATCH COLOR ADJACENT FAÇADE.

PROVIDE NEW LIMESTONE STOOP TO MATCH EXISTING COLOR AT ADJACENT FAÇADE, AND PROFILES OF ORIGINAL.

1 EXISTING 43 E70TH STREET SOUTH ELEVATION
LPC-06 1" = 10'-0"

2 PROPOSED 43 E70TH STREET SOUTH ELEVATION
LPC-06 1" = 10'-0"

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Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING & PROPOSED SOUTH ELEVATION

Seal and Signature:	Date:
	10/07/2024
	Scale:
	1" = 10'-0"
	Drawn By:
	PPA
Drawing No.	
	LPC-06
Project No.	
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GREY STUCCO AT STAIR &
ELEVATOR BULKHEAD



VERMONT UNFADING
GREEN SLATE ROOF
TO MATCH EXISTING

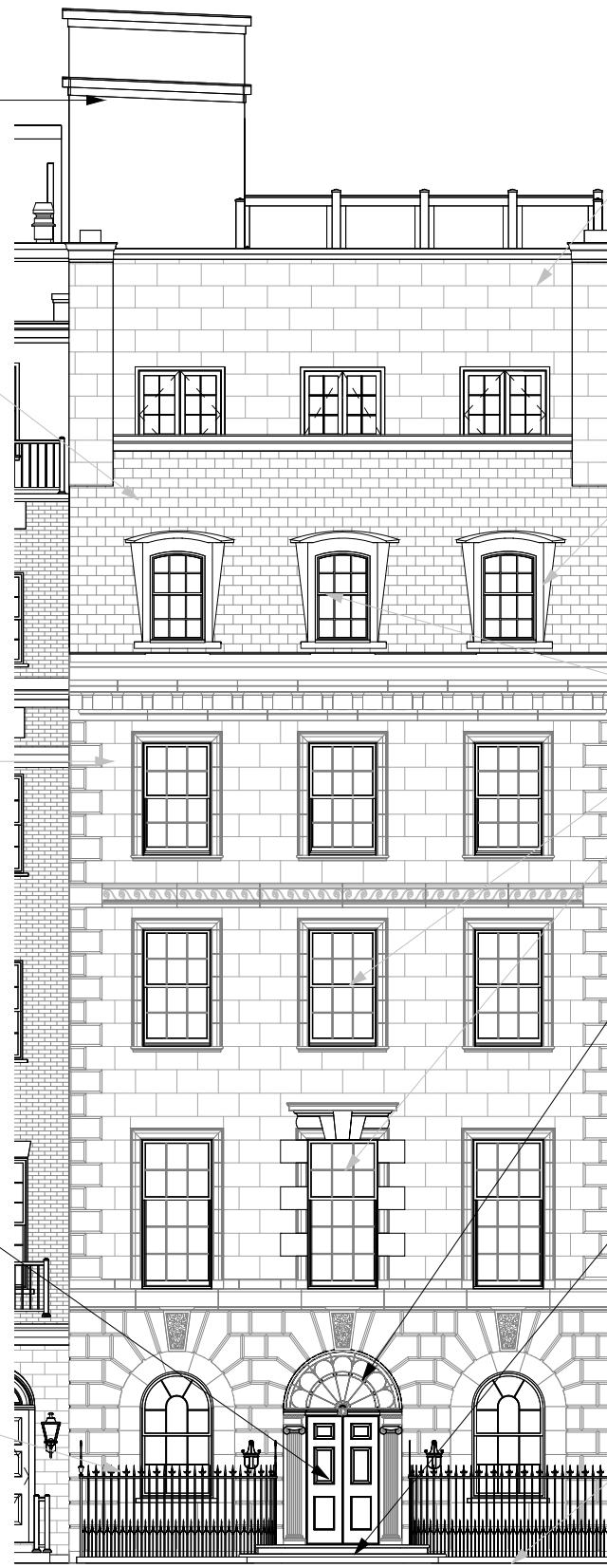


FRENCH LIMESTONE TO
MATCH EXISTING AT AREAS
WHERE NON ORIGINAL
LIMESTONE WAS PRIOR.

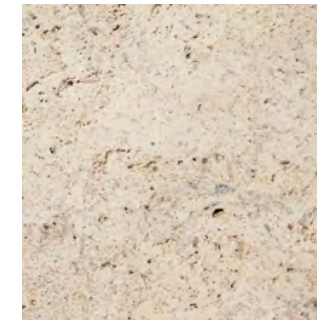


WOOD DOORS PAINTED
BEN, MOORE BLACK
2132-10 TO MATCH
HISTORIC IMAGES

METAL RAILING
PAINTED BEN. MOORE
BLACK 2132-10



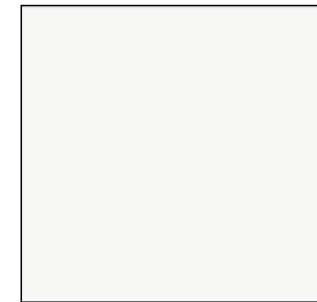
FRENCH LIMESTONE TO MATCH
EXISTING FACADE BELOW.



NEW SHEET METAL AT DORMERS
TO BE PAINTED BEN. MOORE
ROMAN SHADE 1228 TO MATCH
EXISTING COLOR.

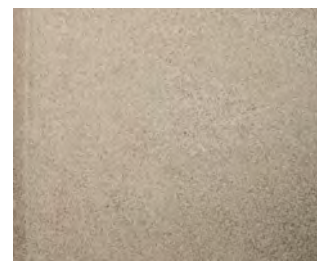


ALL WOOD WINDOWS ON
SOUTH FACADE PAINTED BEHR
ULTRA PURE WHITE F7F8F4 TO
MATCH HISTORIC IMAGES. TYP.

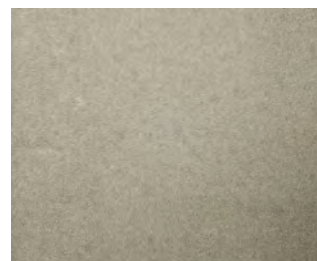


PILASTERS & FANLIGHT ABOVE
PAINTED BEHR ULTRA PURE
WHITE F7F8F4 TO MATCH
HISTORIC IMAGES

INDIANA LIMESTONE AT ENTRY
STAIRS



BLUE STONE AT AREAWAY
WALL AND STAIRS BELOW



1 PROPOSED 43 E70TH STREET SOUTH ELEVATION
LPC-08 1" = 10'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

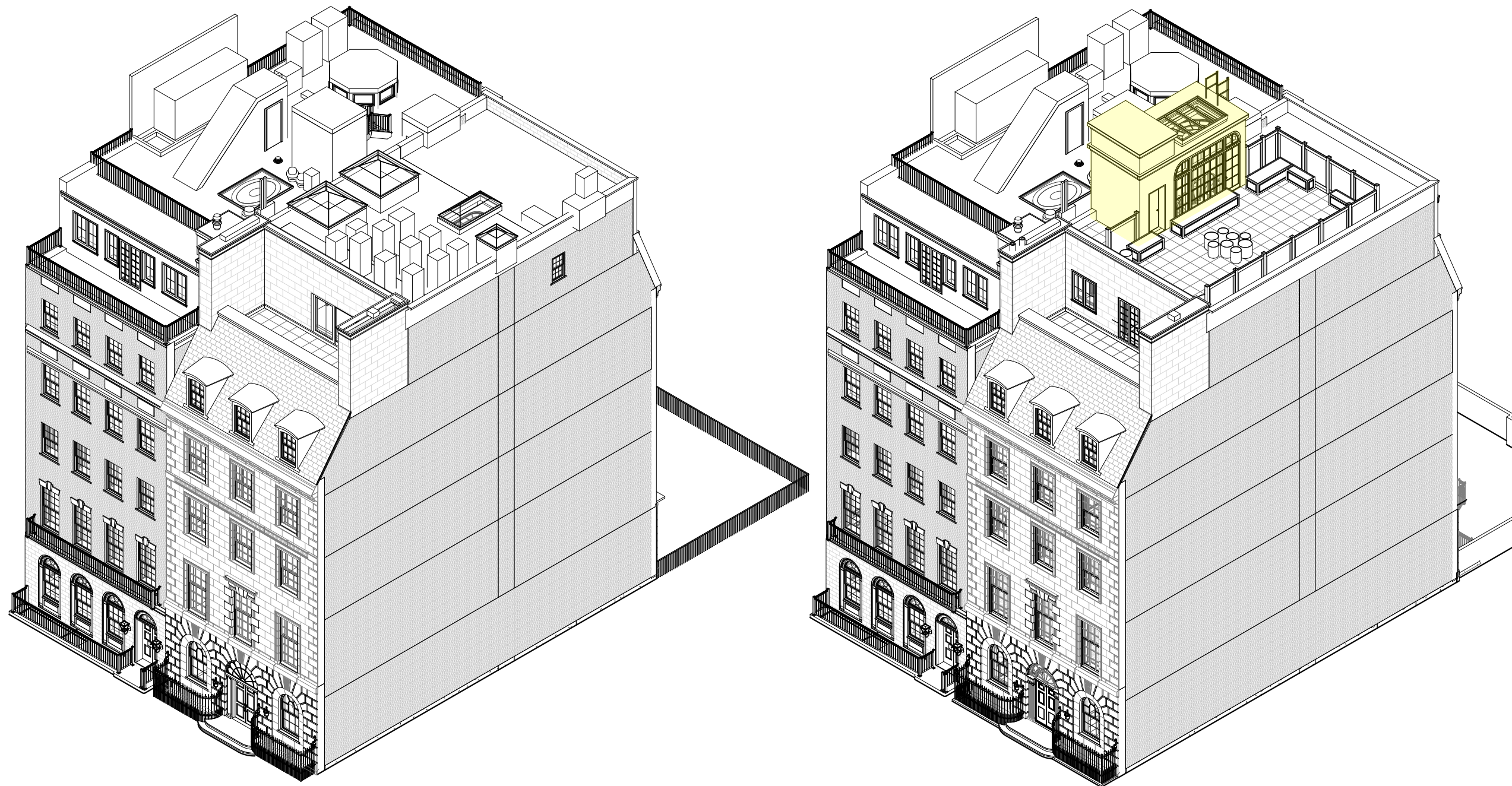
Project: LIBERTY II
41 EAST 70TH ST

PROP. SOUTH ELEVATION - 43
E70TH STREET SAMPLE SHEET

	Date:	10/07/2024
	Scale:	1" = 10'-0"
	Drawn By:	PPA
	Drawing No.	LPC-08
	Project No.	3771
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LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

EXISTING & PROPOSED AXON
VIEW

Seal and Signature: Date:
10/07/2024

Scale:

Drawn By:
Author

Drawing No.
LPC-13

Project No.
3771

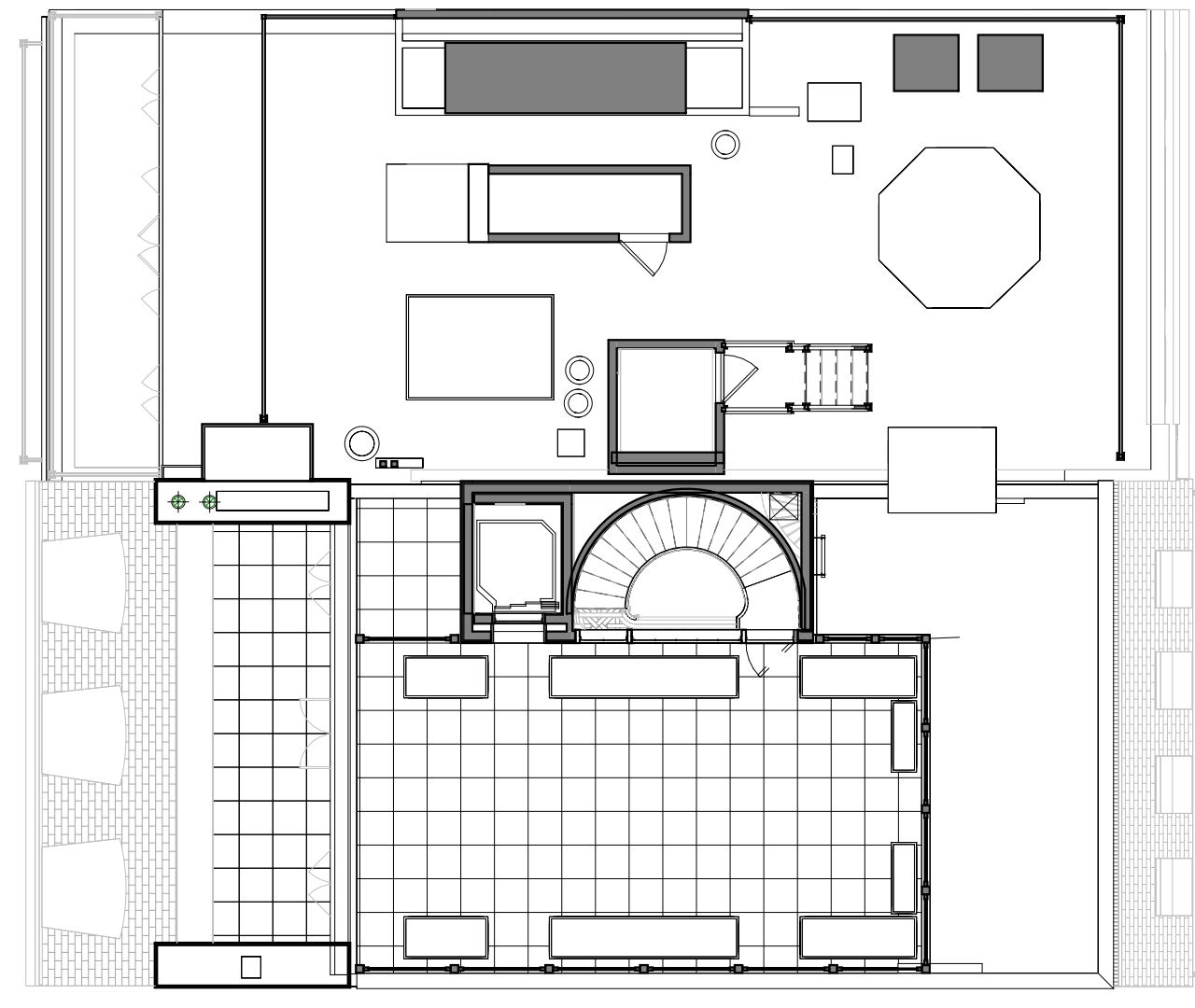
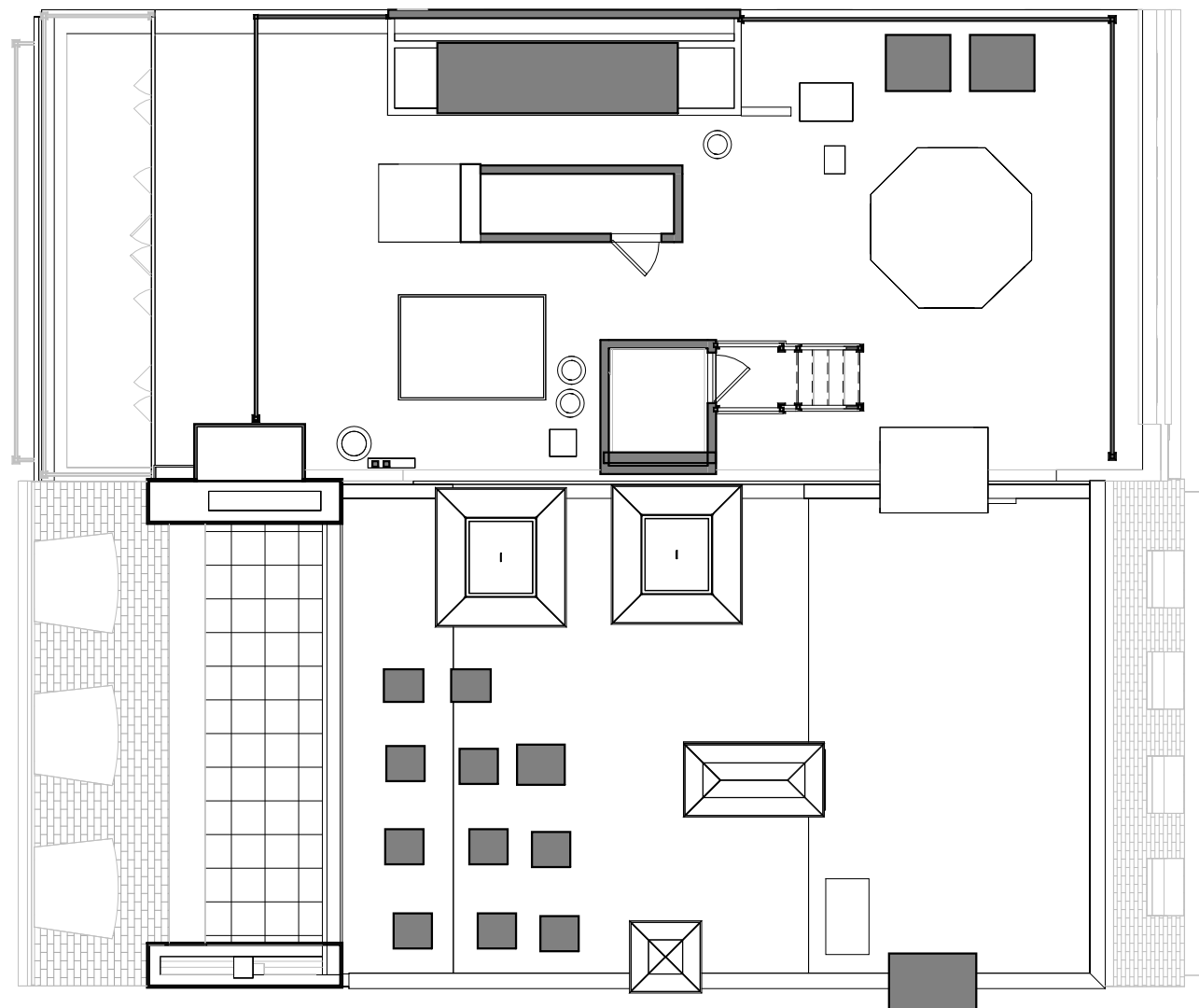
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1 EXISTING AXON VIEW
LPC-13

2 PROPOSED AXON VIEW
LPC-13

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1 EXISTING ROOF PLAN
LPC-13A 3/32" = 1'-0"

2 PROPOSED ROOF PLAN
LPC-13A 3/32" = 1'-0"

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ISSUE: DATE:

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41 EAST 70TH ST

EXISTING & PROPOSED ROOF
PLANS

Seal and Signature:	Date: 10/07/2024
	Scale: 3/32" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-13A
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EXISTING SKYLIGHT & HVAC
UNITES TO BE REMOVED

SIGHTLINE FROM SIDEWALK
ACROSS EAST 70TH STREET
(SEE LC-XX FOR VIEWS)

LPC HEARING 01/14/25
ISSUE: DATE:

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LIBERTY II
41 EAST 70TH ST

EXISTING LONGITUDINAL
SECTION 1

Seal and Signature: Date:
10/07/2024

Scale:
3/32" = 1'-0"

Drawn By:
Author

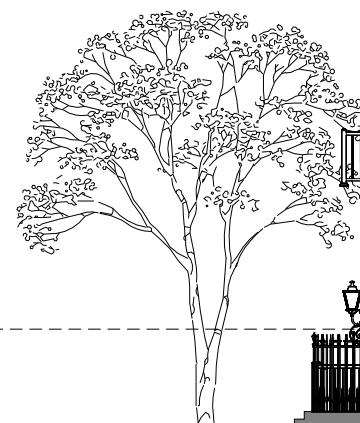
Drawing No.

LPC-14

Project No.
3771

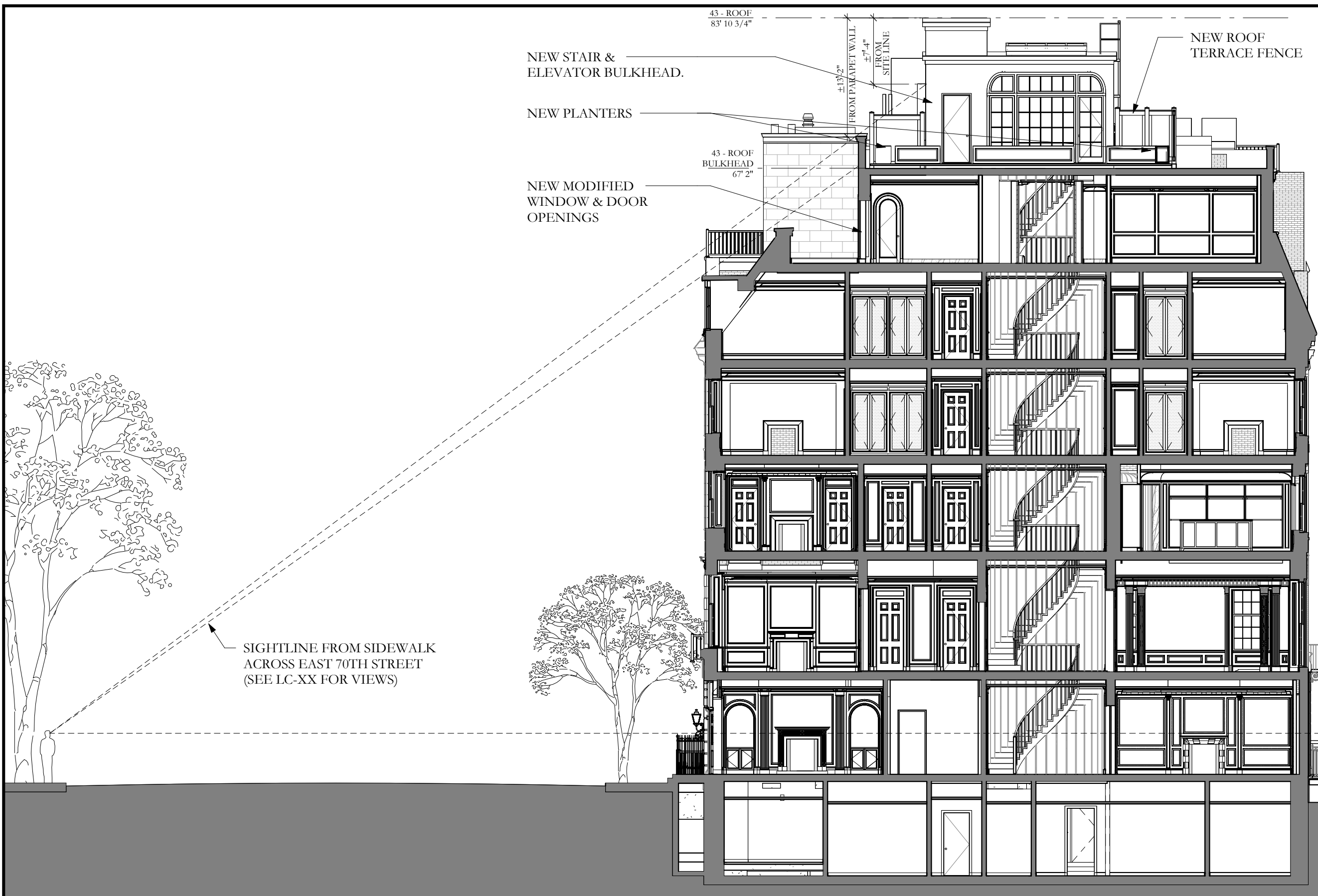
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1 EXISTING LONGITUDINAL SECTION 1
LPC-14 3/32" = 1'-0"



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Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED LONGITUDINAL SECTION 1

Seal and Signature: _____
Date: 10/07/2024
Scale: 3/32" = 1'-0"
Drawn By: Author
Drawing No. _____

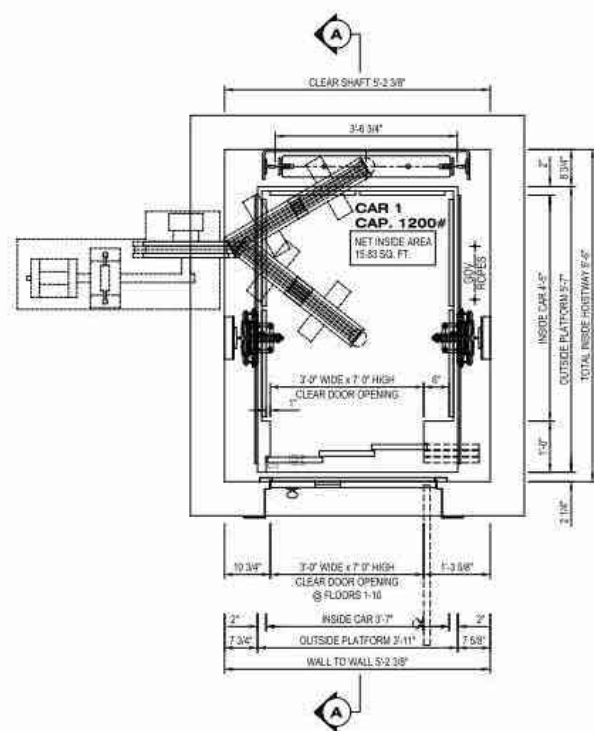


LPC-15

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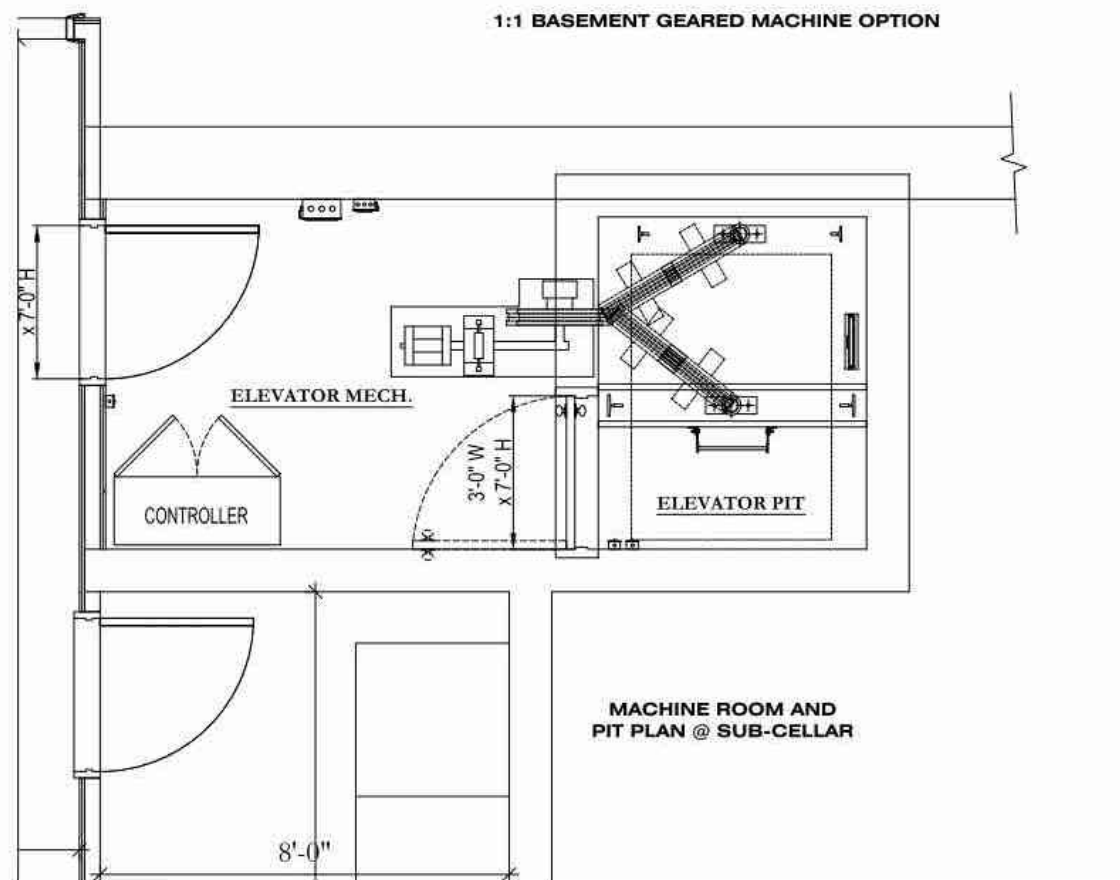
1 PROPOSED LONGITUDINAL SECTION 1
LPC-15 3/32" = 1'-0"

1:1 BASEMENT GEARED MACHINE OPTION



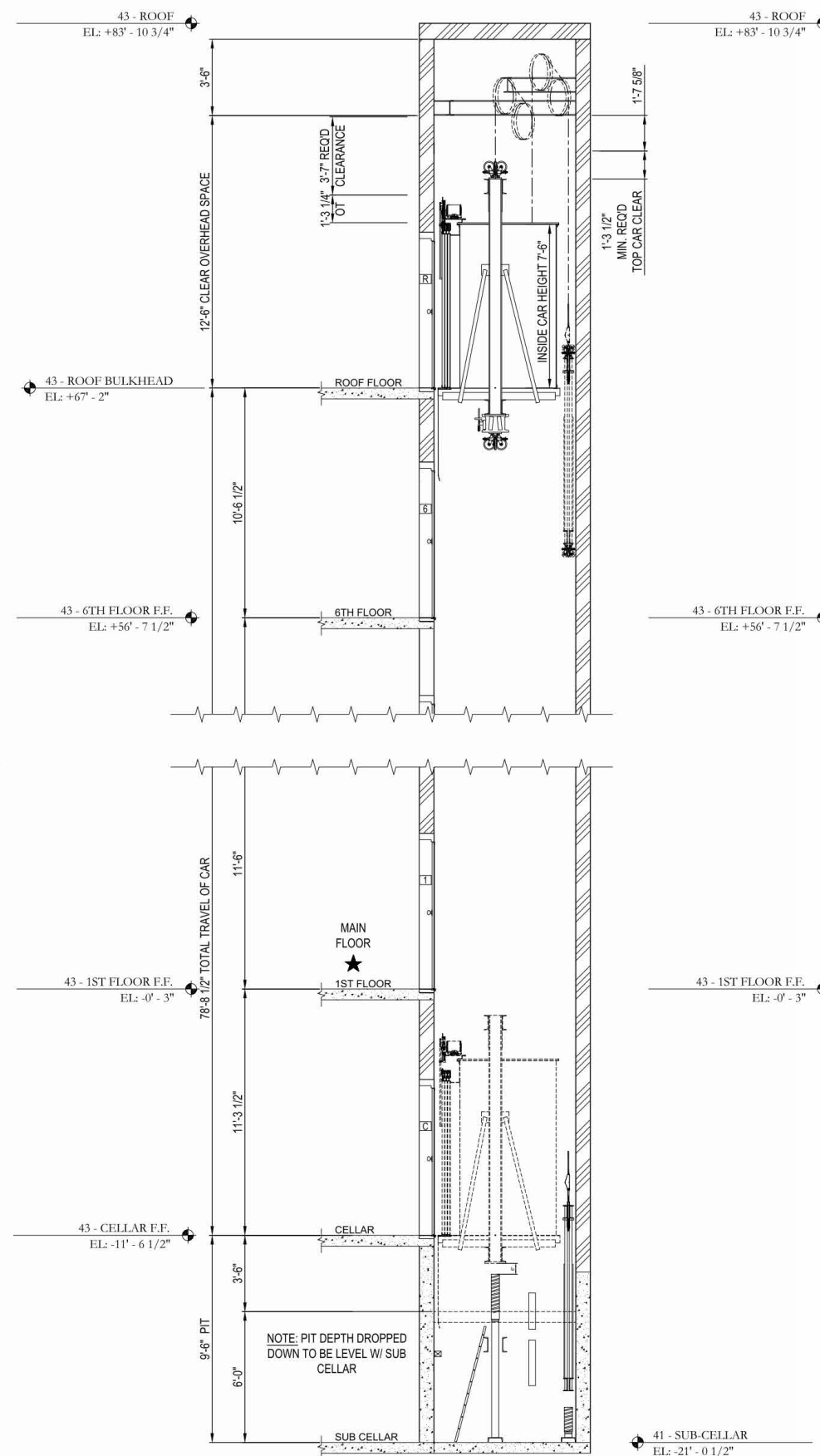
PROPOSED SHAFT PLAN

1:1 BASEMENT GEARED MACHINE OPTION



PROPOSED ELEVATOR MACHINE ROOM AND PIT PLAN

1:1 BASEMENT GEARED MACHINE OPTION



PROPOSED ELEVATOR SECTION DETAIL

LPC HEARING 01/14/25
ISSUE: DATE:

Project: LIBERTY II
41 EAST 70TH ST

PROPOSED ELEVATOR DETAILS

Seal and Signature: [Seal of Peter Pennoyer, Registered Architect, No. 18386, State of New York]
Date: 10/07/2024
Scale:
Drawn By: Author
Drawing No. LPC-15A
Project No. 3771 11 of 16

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VIEW A: FROM SE CORNER OF
70TH ST & MADISON AVE



VIEW B: FROM OPPOSITE SIDE OF
70TH STREET




VIEW C: FROM SW CORNER OF
70TH ST & PARK AVE

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LIBERTY II
41 EAST 70TH ST

EXTERIOR RENDERINGS

Seal and Signature:	Date: 10/07/2024
	Scale:
	Drawn By: Author
	Drawing No. LPC-16
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ARCHITECTS

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VIEW A: FROM SE CORNER OF
70TH ST & MADISON AVE



VIEW B: FROM OPPOSITE SIDE OF
70TH STREET



VIEW C: FROM SW CORNER OF
70TH ST & PARK AVE

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LIBERTY II
41 EAST 70TH ST

MOCK UP PHOTOS

	Date:	10/07/2024
	Scale:	
	Drawn By:	Author
	Drawing No.	LPC-17
	Project No.	3771



43 EAST 70TH STREET: EXISTING ENTRY DOOR



43 EAST 70TH STREET: ENTRY DOOR, 1938
(MUSEUM OF THE CITY OF NEW YORK ARCHIVES)

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED EXTERIOR DOOR
ELEVATION

Seal and Signature: Date:
10/07/2024

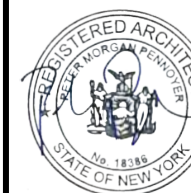
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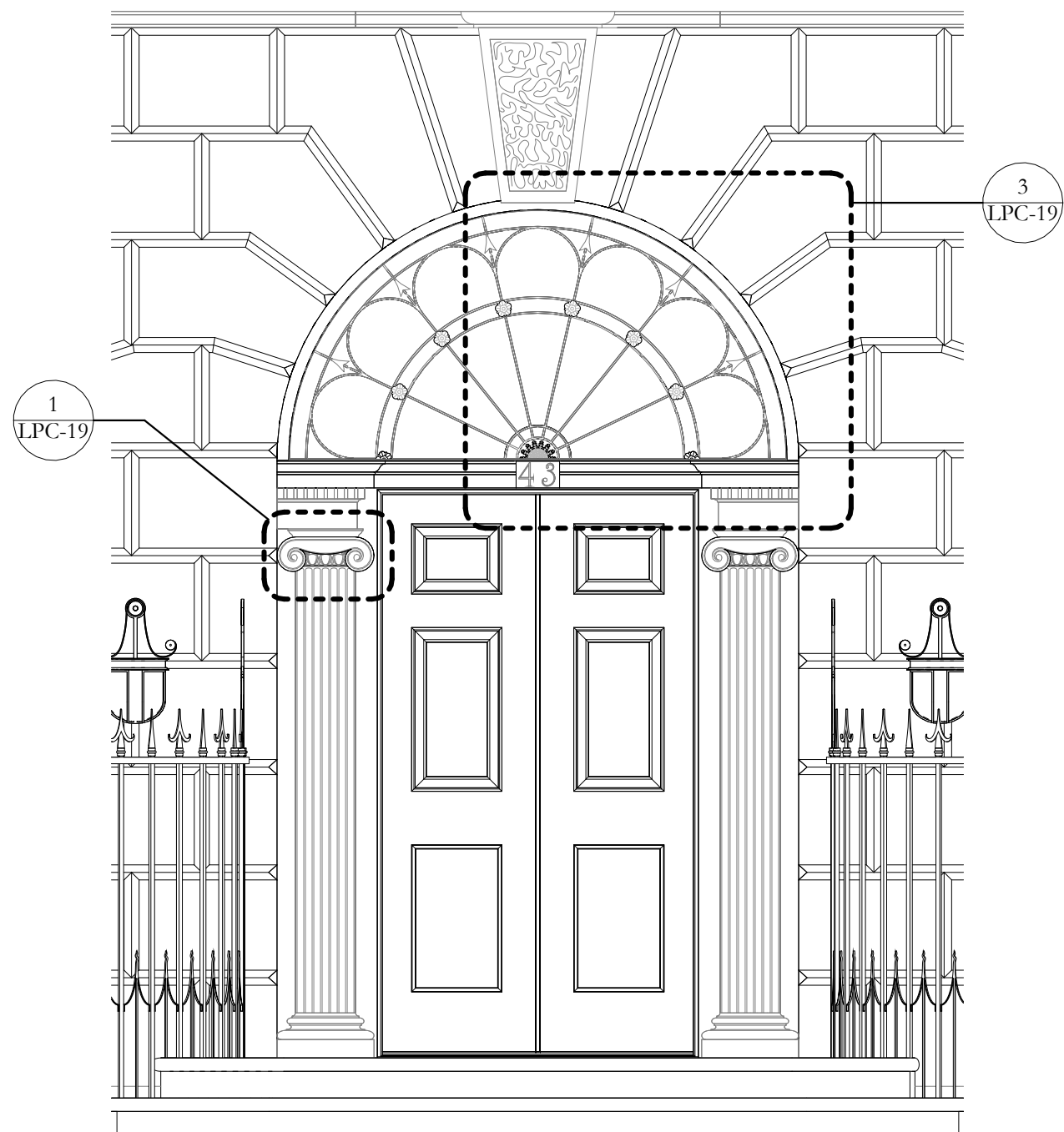
Drawn By:
Author

Drawing No.

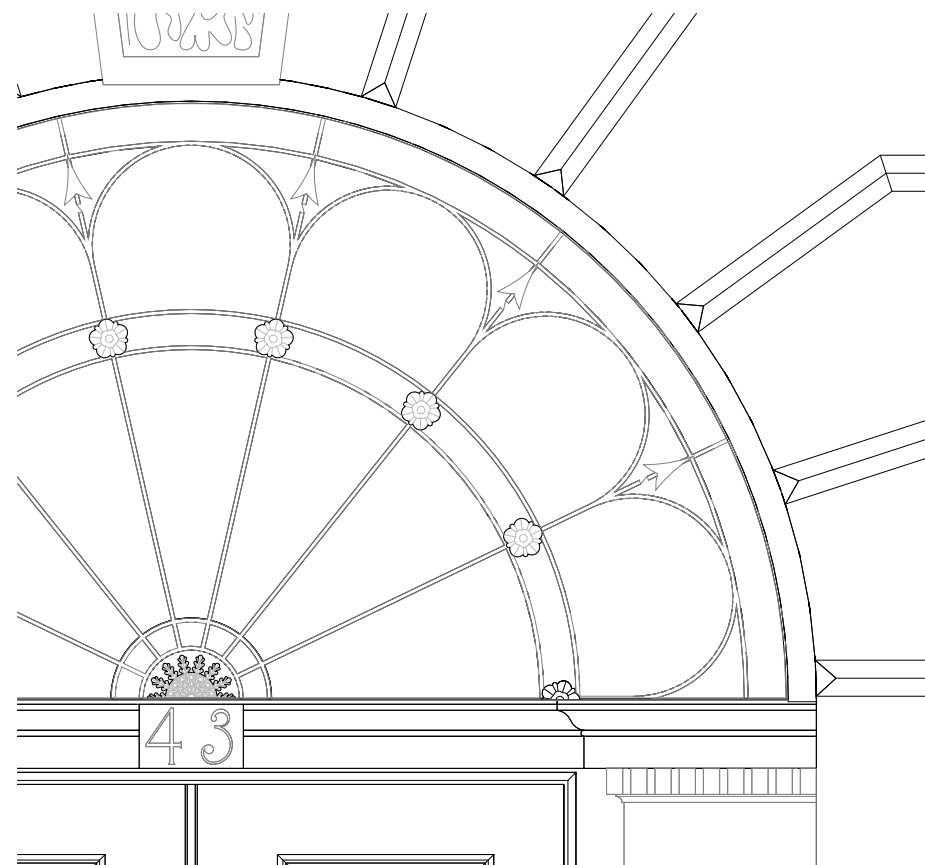
LPC-18

Project No.
3771

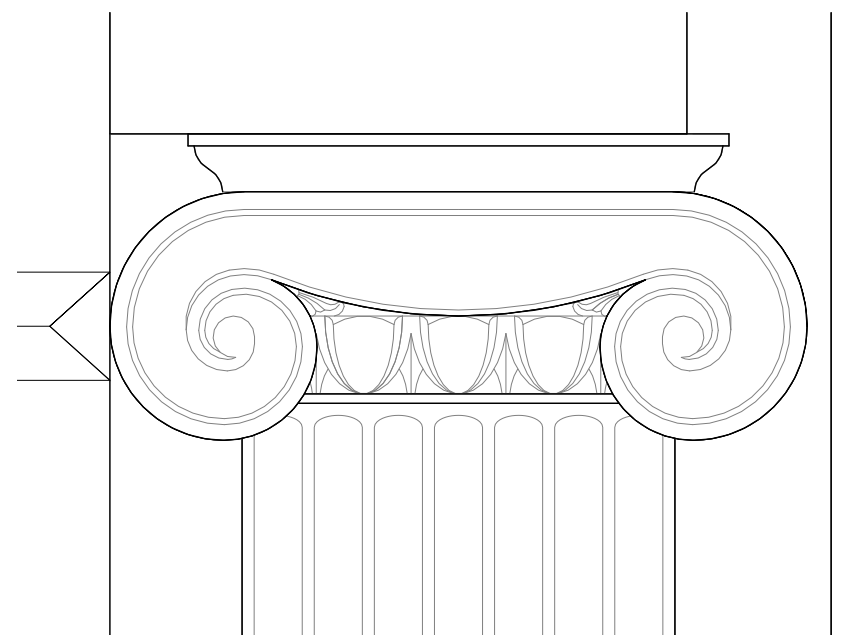




5 PROPOSED EXTERIOR ENTRY DOOR AT 43 EAST 70TH STREET
LPC-19 1/2" = 1'-0"



3 PROPOSED EXTERIOR DOOR DETAIL 3
LPC-19 1" = 1'-0"



1 PROPOSED EXTERIOR DOOR DETAIL 1
LPC-19 3" = 1'-0"

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ISSUE: DATE:

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41 EAST 70TH ST

EXTERIOR DOOR DETAILS

Seal and Signature: Date: 10/07/2024

Scale: As indicated

Drawn By: Author

Drawing No.



LPC-19

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NEW LIMESTONE FLUTED PILASTER.

NEW DOOR ASSEMBLY. REFER TO DOOR SCHEDULE.

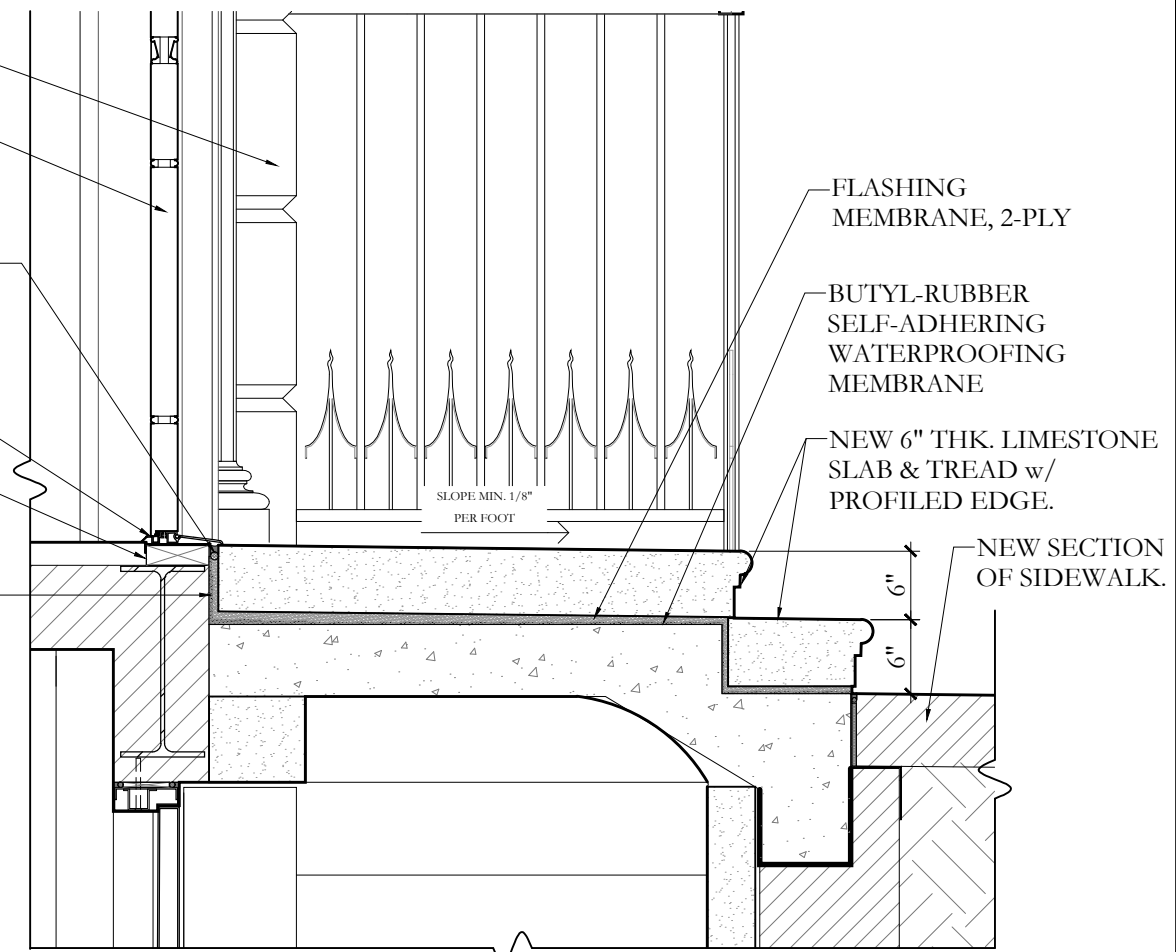
CLOSED-CELL BACKER ROD & POLYURETHANE SEALANT

NEW BRONZE DOOR SADDLE

NEW KDAT PT WOOD BLOCKING, AS REQ'D

EXTEND NEW COLD FLUID APPLIED WATERPROOFING MEMBRANE FULLY INTO OPENING

FIRST FLOOR F.F. EL: +0'-3"



FLASHING MEMBRANE, 2-PLY

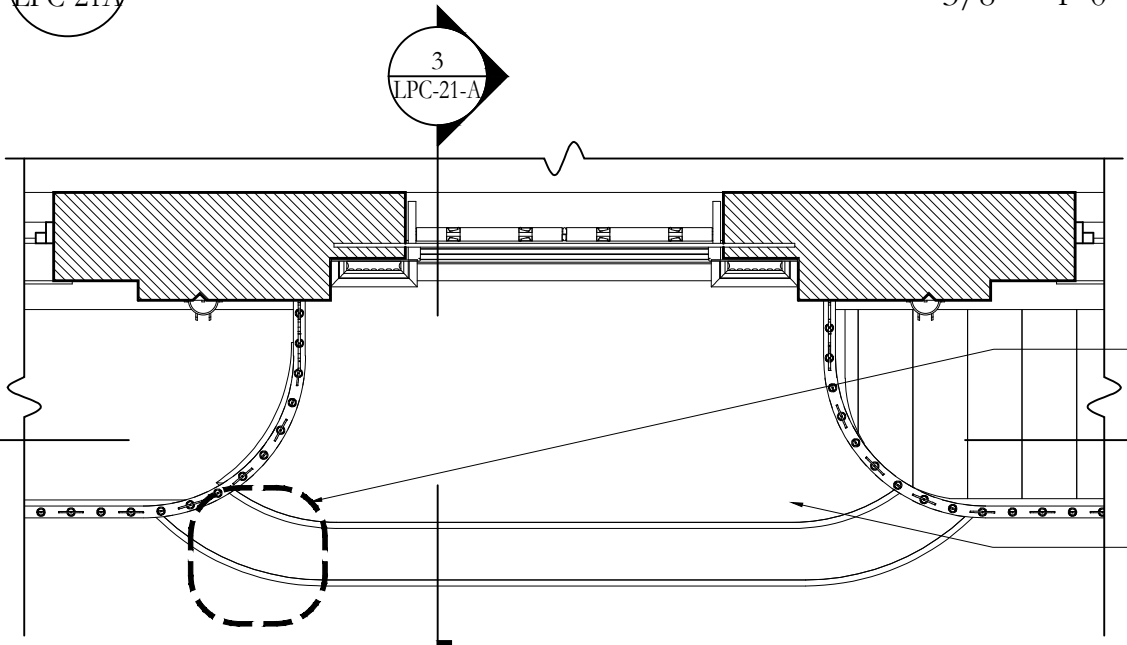
BUTYL-RUBBER SELF-ADHERING WATERPROOFING MEMBRANE

NEW 6" THK. LIMESTONE SLAB & TREAD w/ PROFILED EDGE.

NEW SECTION OF SIDEWALK.

01 MAIN ENTRY DOOR & STOOP SECTION
LPC-21A
3/8" = 1'-0"

03 MAIN ENTRY DOOR & STOOP SECTION
LPC-21A
3/4" = 1'-0"



STOOP PROBE REVEALED NEW NON ORIGINAL STOOP WAS INSTALLED OVER ORIGINAL. ORIGINAL STOOP BELOW IS IN POOR CONDITION AND SHOWS VISIBLE SIGNS OF DETERIORATION

LOCATION OF PROBE

1 LPC-21A

NEW LIMESTONE SLAB, PITCHED AWAY FROM BUILDING AT MIN. 1/8" PER FOOT

02 MAIN ENTRY DOOR & STOOP PLAN
LPC-21A
3/8" = 1'-0"



LPC HEARING 01/14/25
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Project:
LIBERY II
41 EAST 70TH STREET
NEW YORK, NY

STOOP SECTIONS & DETAILS

Seal and Signature:	Date: 12/31/24
	Scale: AS NOTED
	Drawn By: RB
	Drawing No. LPC-21A
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January 14, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-05924

**43 East 70th Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

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Passcode: 075152

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APPENDIX:
STAFF LEVEL APPROVAL

PROJECT TEAM

Client Representative:

Thornham Residential Holdings Ltd.
10 Norwich Street
London EC4A 1BD

Development Manager & Project Manager:

Grafton (London) Limited
1-2 Hatfields
London SE1 9PG

Structural Engineer:

Silman
32 Old Slip
10th Floor
New York, NY 10005
212.620.7970

Architect:

Peter Pennoyer Architects
136 Madison Avenue
11th Floor
New York, NY 10016
212.779.9765

Geotech & SOE Engineer:

Langan Engineering
360 West 31st Street
8th Floor
New York, NY 10001
212.479.5400

Environmental Services:

Langan Engineering
360 West 31st Street
8th Floor
New York, NY 10001
212.479.5400

Shoring & Demo Sequencing:

Plan B Engineering
475 Veit Road
Huntingdon Valley, PA 19006
215.638.0767

Preconstruction Services:

Taconic Builders
39 West 37st Street
12th Floor
New York, NY 10018
212.929.7811

MEP Engineer:

Consulting Engineering Services
216 East 45th Street
16th Floor
New York, NY 10017
646.961.3999

Interior Designer:

Winch Design
The Old Fire Station
123 Mortlake High Street
London SW14 8SN
+44 (0) 20.8392.8400

Expediter:

Metropolis Group, Inc.
120 Broadway
Suite 2775
New York, NY 10271
212.233.6344

DRAWING LIST

LPC-01	TITLE SHEET
LPC-02	PROJECT TEAM
LPC-03	INTRODUCTION
LPC-04	PROPOSED BLOCK ELEVATION
LPC-05	HISTORIC DOCUMENTATION & EXISTING CONDITIONS
LPC-06	EXISTING & PROPOSED SOUTH ELEVATION
LPC-07	EXISTING & PROPOSED SOUTH ELEVATION
LPC-08	PROPOSED SOUTH ELEVATION SAMPLE SHEET
LPC-09	HISTORIC DOCUMENTATION & EXISTING CONDITIONS
LPC-10	EXISTING & PROPOSED NORTH ELEVATION
LPC-11	EXISTING & PROPOSED NORTH ELEVATION
LPC-12	PROPOSED NORTH ELEVATION SAMPLE SHEET
LPC-13	EXISTING & PROPOSED AXON VIEW
LPC-14	EXISTING LONGITUDINAL SECTION 1
LPC-15	PROPOSED LONGITUDINAL SECTION 1
LPC-16	EXTERIOR RENDERINGS
LPC-17	MOCKUP PHOTOS
LPC-18	PROPOSED EXTERIOR DOOR ELEVATION
LPC-19	EXTERIOR DOOR DETAILS
LPC-20	AREAWAY DETAILS
LPC-21	AREAWAY DETAILS
LPC-22	EXISTING & PROPOSED SOUTH ELEVATION AT 6TH FLOOR TERRACE
LPC-23	PROPOSED REAR YARD ENTRANCE & TERRACE
LPC-24	PROPOSED REAR YARD RAILING DETAIL
LPC-25	FRONT FACADE WINDOW DETAILS
LPC-26	FRONT FACADE WINDOW DETAILS
LPC-27	FRONT FACADE WINDOW DETAILS
LPC-28	FRONT FACADE WINDOW DETAILS
LPC-29	FRONT FACADE WINDOW DETAILS
LPC-30	FRONT FACADE WINDOW DETAILS
LPC-31	REAR FACADE WINDOW DETAILS
LPC-32	REAR FACADE WINDOW DETAILS
LPC-33	REAR FACADE WINDOW DETAILS
LPC-34	REAR FACADE WINDOW DETAILS
LPC-35	EXISTING SUB-CELLAR PLAN
LPC-36	EXISTING BASEMENT PLAN
LPC-37	EXISTING FIRST FLOOR PLAN
LPC-38	EXISTING SECOND FLOOR PLAN
LPC-39	EXISTING THIRD FLOOR PLAN
LPC-40	EXISTING FOURTH FLOOR PLAN
LPC-41	EXISTING FIFTH FLOOR PLAN
LPC-42	EXISTING SIXTH FLOOR PLAN
LPC-43	EXISTING ROOF PLAN
LPC-44	PROPOSED SUB-CELLAR PLAN
LPC-45	PROPOSED BASEMENT PLAN
LPC-46	PROPOSED FIRST FLOOR PLAN
LPC-47	PROPOSED SECOND FLOOR PLAN
LPC-48	PROPOSED THIRD FLOOR PLAN
LPC-49	PROPOSED FOURTH FLOOR PLAN
LPC-50	PROPOSED FIFTH FLOOR PLAN
LPC-51	PROPOSED SIXTH FLOOR PLAN
LPC-52	PROPOSED ROOF PLAN


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LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROJECT TEAM

	<table border="0" style="width: 100%;"> <tr><td style="font-size: small;">Date:</td><td>10/07/2024</td></tr> <tr><td style="font-size: small;">Scale:</td><td></td></tr> <tr><td style="font-size: small;">Drawn By:</td><td>PPA</td></tr> <tr><td style="font-size: small;">Drawing No.</td><td>LPC-02</td></tr> <tr><td style="font-size: small;">Project No.</td><td>3771</td></tr> <tr><td style="font-size: small;">Sheet No.</td><td>2 of 42</td></tr> </table>	Date:	10/07/2024	Scale:		Drawn By:	PPA	Drawing No.	LPC-02	Project No.	3771	Sheet No.	2 of 42
Date:	10/07/2024												
Scale:													
Drawn By:	PPA												
Drawing No.	LPC-02												
Project No.	3771												
Sheet No.	2 of 42												



CAREFULLY REMOVE ALL COATING FROM PROJECTING STRING COURSE.

REMOVE ALL EXISTING SKYLIGHTS & HVAC UNITS (TYP.)

REMOVE EXISTING NON-ORIGINAL WINDOWS, TRIM, AND FLASHING. (TYP.)

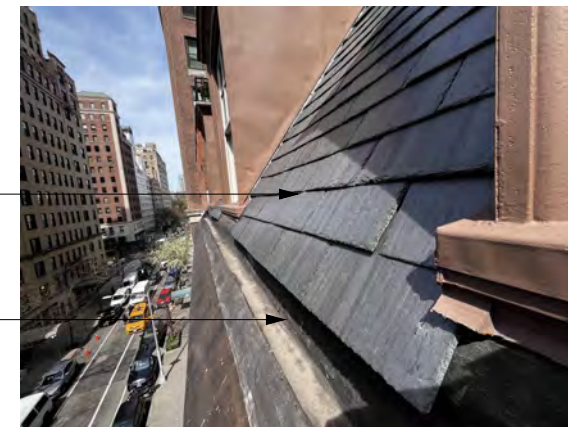
REMOVE AND DISCARD ALL FERROUS ANCHORS, NON-ORIGINAL PATCHES, AND NON-MATCHING STONE UNITS



REMOVE EXISTING BUILT-IN GUTTER LINING, DRAIN, AND INTERNAL LEADER PIPING. REMOVE AND DISCARD

REMOVE AND DISCARD EXISTING SLATE, UNDERLAYMENT AND FLASHING ASSEMBLIES; SALVAGE SLATE FOR COLOR MATCHING

REMOVE EXISTING BUILT-IN GUTTER LINING, DRAIN, AND INTERNAL LEADER PIPING. REMOVE AND DISCARD



REMOVE EXISTING NON-ORIGINAL DOOR, TRIM, AND LIMESTONE PILASTERS. REMOVE AND SALVAGE EXISTING FANLIGHT, JAM AND GRILLE.

REMOVE AND SALVAGE EXISTING WROUGHT IRON AND STEEL RAILING FOR RESTORATION OFFSITE.

REMOVE AND DISCARD ALL NON-ORIGINAL GRANITE AND TRAVERTINE STONE CLADDING, CONCEALED STRUCTURE, ETC.

REMOVE EXISTING NON-ORIGINAL DOOR ASSEMBLY AND TRIM.


REMOVE ALL EXISTING NON-ORIGINAL STUCCO AND CAST STONE FACADE CLADDING (TYP.)

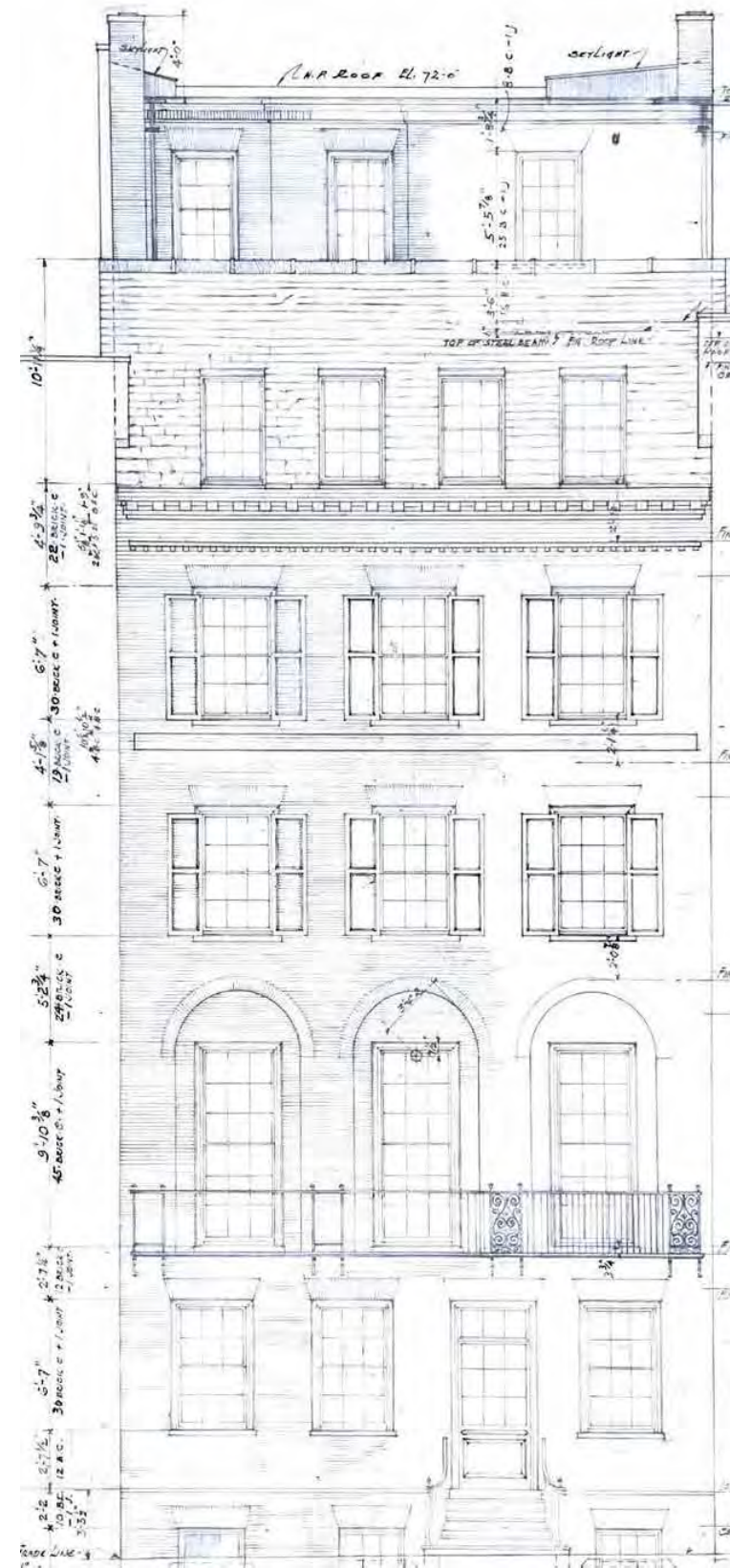


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41 EAST 70TH ST

EXISTING SOUTH ELEVATION -
43 E70TH STREET

Seal and Signature: 	Date:	10/07/2024
	Scale:	
	Drawn By:	PPA
	Drawing No.	LPC-07
	Project No.	3771



43 EAST 70TH STREET: COLUMBIA AVERY LIBRARY
SCANS OF ORIGINAL ARCHITECTURAL PLANS



43 EAST 70TH STREET: EXISTING CONDITIONS NORTH FACADE

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Project:
LIBERTY II
41 EAST 70TH ST

HISTORIC DOCUMENTATION &
EXISTING CONDITIONS

Seal and Signature: Date:
10/07/2024

Scale:

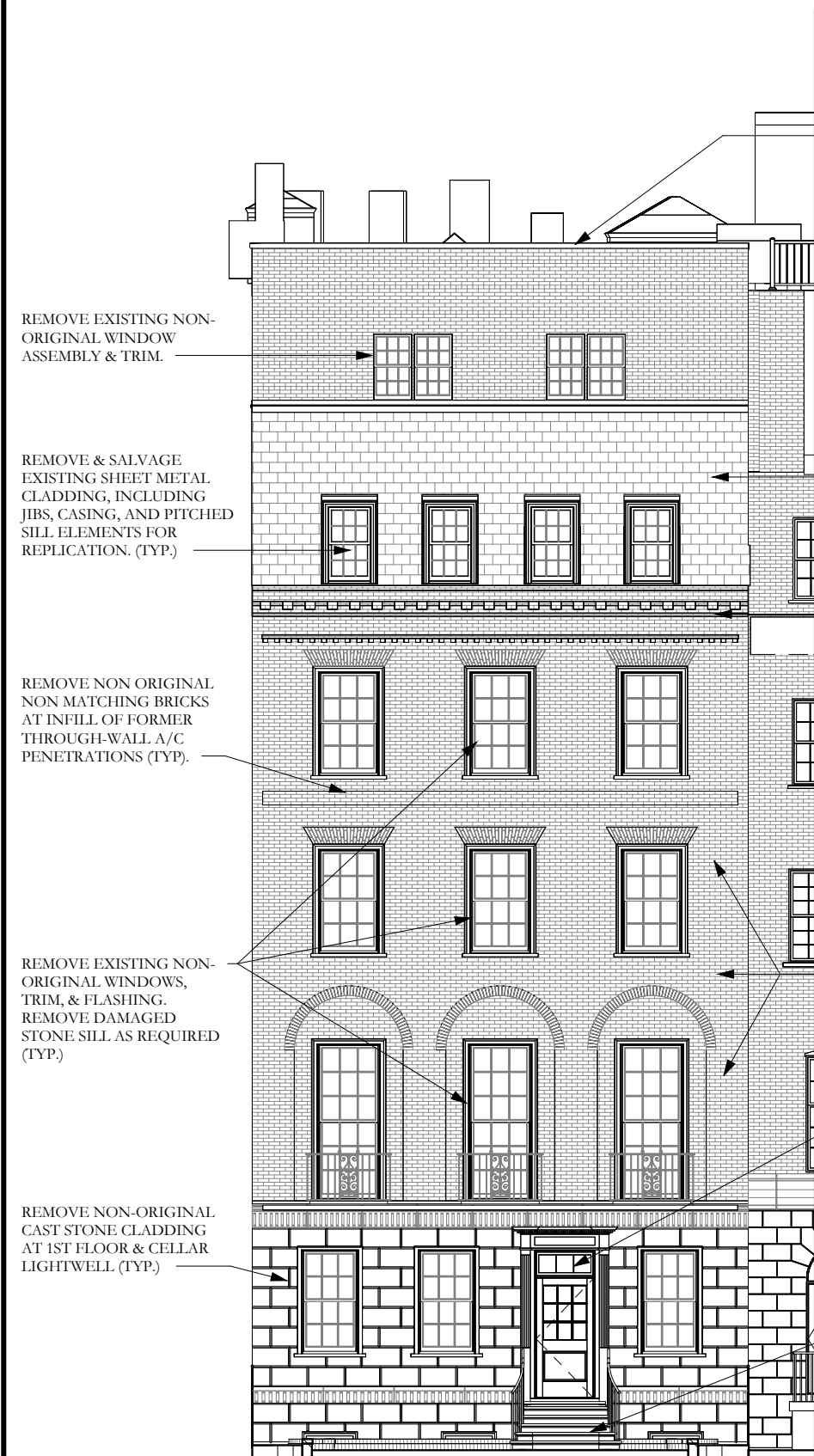
Drawn By:
Author

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LPC-09

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3771

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REMOVE & SALVAGE EXISTING STONE COPING FOR REPLICATION (TYP.)

REMOVE EXISTING NON-ORIGINAL WINDOW ASSEMBLY & TRIM.

REMOVE & SALVAGE EXISTING SHEET METAL CLADDING, INCLUDING JIBS, CASING, AND PITCHED SILL ELEMENTS FOR REPLICATION. (TYP.)

REMOVE NON ORIGINAL NON MATCHING BRICKS AT INFILL OF FORMER THROUGH-WALL A/C PENETRATIONS (TYP.)

REMOVE EXISTING NON-ORIGINAL WINDOWS, TRIM, & FLASHING. REMOVE DAMAGED STONE SILL AS REQUIRED (TYP.)

REMOVE NON-ORIGINAL CAST STONE CLADDING AT 1ST FLOOR & CELLAR LIGHTWELL (TYP.)

REMOVE EXISTING SLATE, UNDERLAYMENT & FLASHING ASSEMBLIES; SALVAGE 4 SQ/FT SLATE FOR COLOR MATCHING

REMOVE ALL CRACKED, SPALLED, DETERIORATED, AND DISPLACED UNITS OF BRICK FROM CORNICE AS REQUIRED.

REMOVE ALL FERROUS ANCHORS, NON-ORIGINAL PATCHES, & NON-MATCHING STONE UNITS

REMOVE EXISTING NON-ORIGINAL DOOR, TRIM, & LIMESTONE PILASTERS. REMOVE AND SALVAGE EXISTING FANLIGHT, JAM AND GRILLE.

REMOVE ALL NON-ORIGINAL GRANITE & TRAVERTINE STONE CLADDING, CONCEALED STRUCTURE, ETC.

NEW ROOF TERRACE FENCE

NEW BRICK ASSEMBLY TO MATCH BRICK FACADE BELOW. RAKE AND REPOINT ALL FAÇADE MORTAR JOINTS USING TYPE N TO MATCH ORIGINAL EXACTLY IN APPRERANCE & TOOLING.

PROVIDE NEW BRICK UNITS TO REPLACE CRACKED, DETERIORATED OR OTHERWISE DISPLACED UNITS FROM BRICK CORNICE AS REQUIRED.

PROVIDE NEW BRICK UNITS TO INFILL FORMER THROUGH-WALL A/C PENETRATIONS (TYP)

PROVIDE NEW BRICK UNITS TO REPLACE CRACKED, DETERIORATED OR OTHERWISE DISPLACED UNITS AS REQUIRED

CAREFULLY CLEAN ALL MASONRY USING NEUTRAL DETERGENT & WATER ONLY. RAKE AND REPOINT ALL FAÇADE MORTAR JOINTS USING TYPE N TO MATCH ORIGINAL EXACTLY IN APPRERANCE & TOOLING.

NEW STAIR & ELEVATOR BULKHEAD

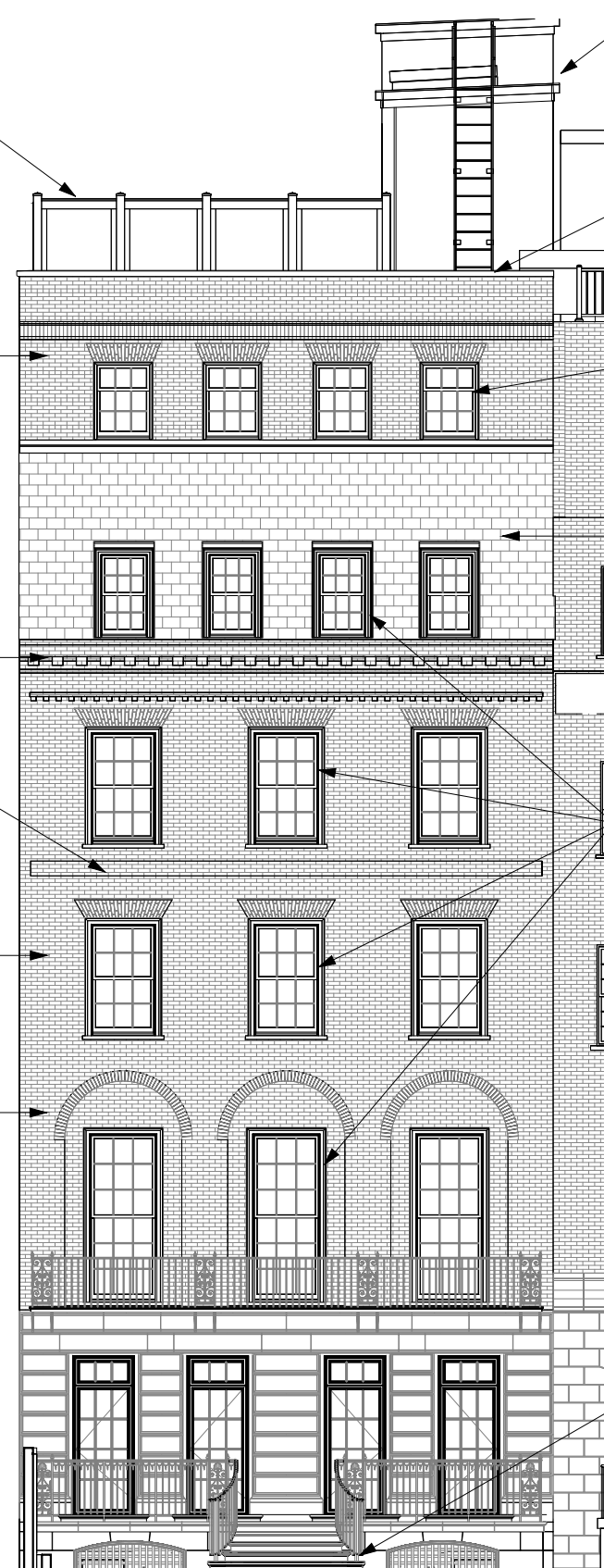
PROVIDE NEW STONE COPINGS TO MATCH ORIGINAL EXACTLY.

PROVIDE NEW PAINTED WOOD WINDOW & STONE SILL ASSEMBLIES (TYP.)

PROVIDE NEW SLATE TO MATCH ORIGINAL EXACTLY IN COLOR, COURSING, & EXPOSURE. PROVIDE NEW TIN-ZINC COATED COPPER (TZCC) STEP-, COUNTER-, & RIDGE FLASHING TO MATCH ORIGINAL EXACTLY.

PROVIDE NEW PAINTED WOOD DOUBLE-HUNG WINDOW & STONE SILL ASSEMBLIES TO MATCH ORIGINALS IN DETAILING, MUNTIN PROFILES, & OPERATION.

PROVIDE NEW LIMESTONE STONE TREADS, RISERS, AND LANDING UNITS TO MATCH EXISTING COLOR AND TEXTURE AT ADJACENT FAÇADE.




2 PROPOSED 43 E70TH STREET NORTH ELEVATION
LPC-10 1" = 10'-0"

1 EXISTING 43 E70TH STREET NORTH ELEVATION
LPC-10 1" = 10'-0"

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41 EAST 70TH ST

EXISTING & PROPOSED NORTH ELEVATION

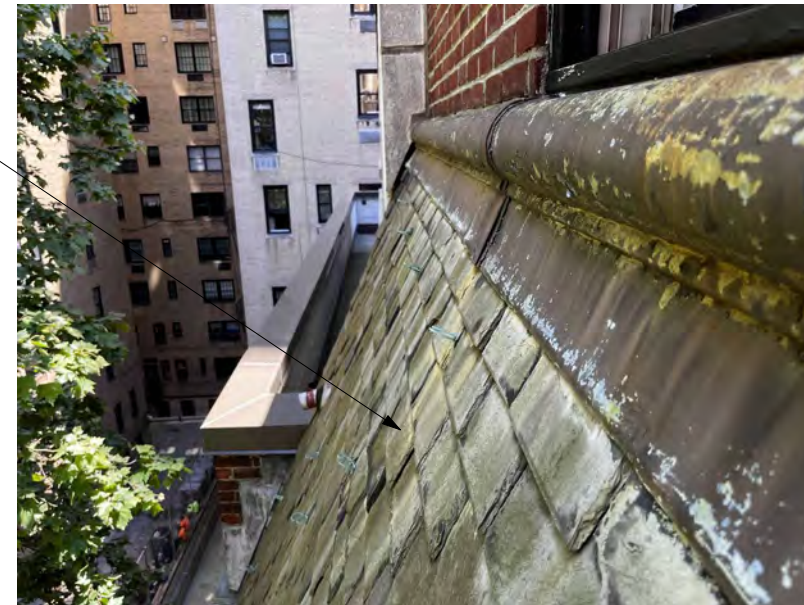
Seal and Signature:	Date: 10/07/2024
	Scale: 1" = 10'-0"
	Drawn By: Author
	Drawing No. LPC-10
	Project No. 3771
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REMOVE EXISTING SLATE,
UNDERLAYMENT & FLASHING
ASSEMBLIES; SALVAGE 4 SQ/FT
SLATE FOR COLOR MATCHING

REMOVE NON ORIGINAL NON
MATCHING BRICKS AT INFILL OF
FORMER THROUGH-WALL A/C
PENETRATIONS (TYP.)

REMOVE EXISTING NON-
ORIGINAL WINDOWS, TRIM, &
FLASHING. REMOVE DAMAGED
STONE SILL AS REQUIRED
(TYP.)



REMOVE EXISTING NON-
ORIGINAL WINDOW
ASSEMBLY & TRIM.

REMOVE ALL CRACKED,
SPALLED, DETERIORATED,
AND DISPLACED UNITS OF
BRICK FROM CORNICE AS
REQUIRED.

REMOVE EXISTING NON-
ORIGINAL DOOR, TRIM, &
LIMESTONE PILASTERS.
REMOVE AND SALVAGE
EXISTING FANLIGHT, JAM
AND GRILLE.

REMOVE NON-ORIGINAL
CAST STONE CLADDING
AT 1ST FLOOR & CELLAR
LIGHTWELL (TYP.)

REMOVE ALL NON-ORIGINAL
GRANITE & TRAVERTINE
STONE CLADDING,
CONCEALED STRUCTURE,
ETC.



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LIBERTY II
41 EAST 70TH ST

EXISTING NORTH ELEVATION -
43 E70TH STREET

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	Scale:	
	Drawn By:	Author
	Drawing No.	LPC-11
	Project No.	3771



WOOD FENCE AT
ROOF TERRACE NOT
VISIBLE FROM
GROUND LEVEL
PAINTED BEN. MOORE
ECLIPSE 2132-40

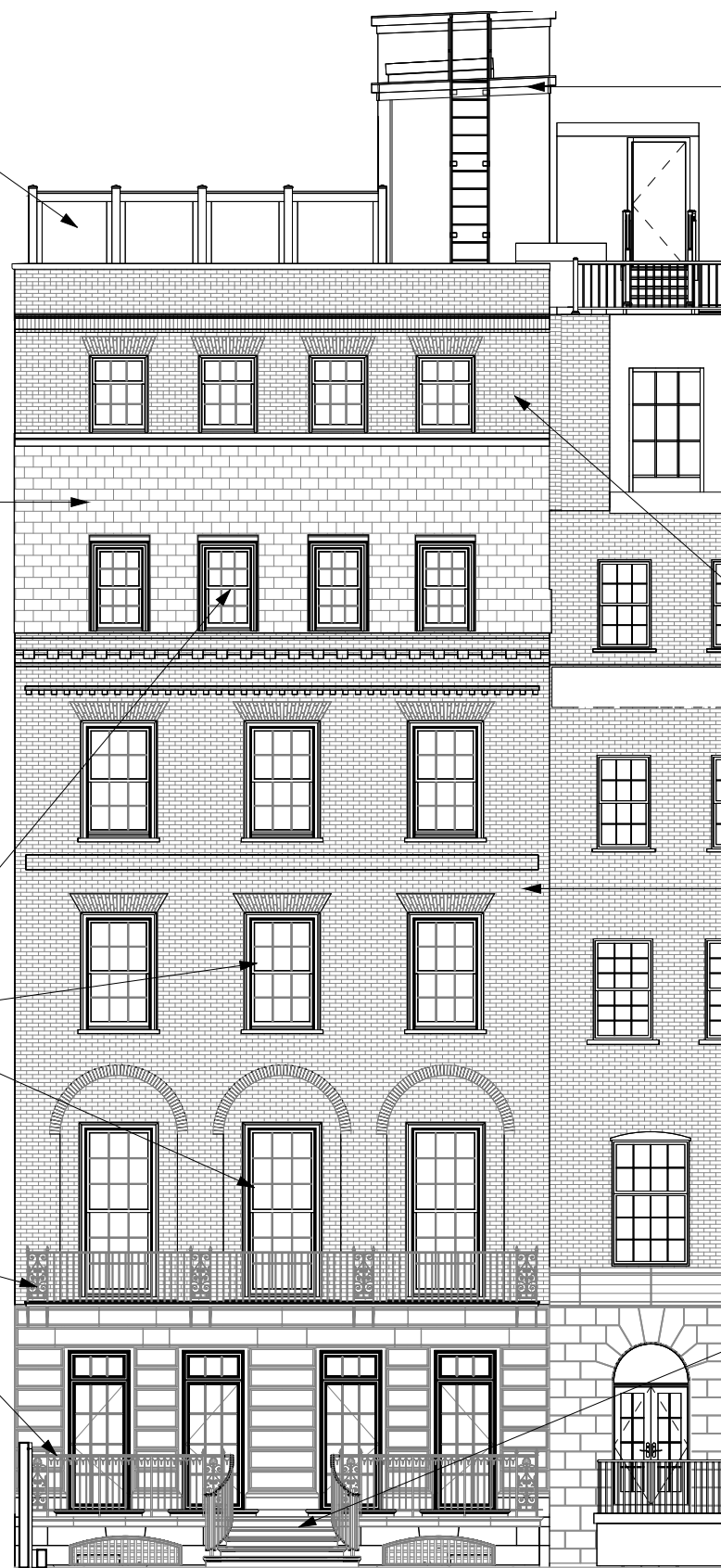


VERMONT UNFADING
GREEN SLATE ROOF
TO MATCH EXISTING

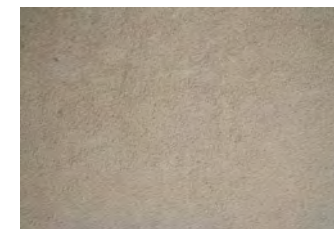


WOOD WINDOWS &
DOORS PAINTED BEN,
MOORE BLACL 2132-10
TO MATCH EXISTING,
TYP.

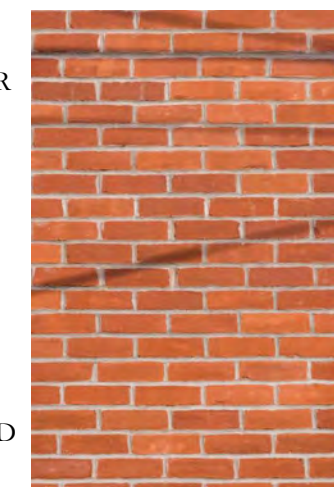
METAL RAILING
PAINTED BEN. MOORE
BLACK 2132-10



GREY STUCCO AT STAIR &
ELEVATOR BULKHEAD

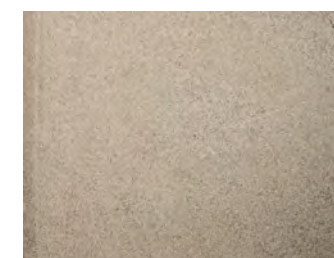


GLEN GREY 56DD BRICK AT
RECONSTRUCTED 6TH FLOOR
WALL



GLEN GREY 56DD BRICK TO
REPLACE NON ORIGINAL
BRICK AT 2ND, 3RD, & 4TH
FLOOR IN AREAS THAT NEED
AT PATCHING.

INDIANA LIMESTONE 1ST
FLOOR AND TERRACE TO
MATCH EXISTING ADJ. AT 41
E70TH STREET



1 PROPOSED 43 E70TH STREET NORTH ELEVATION
LPC-12 1" = 10'-0"

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41 EAST 70TH ST

PROPOSED NORTH ELEVATION
- 43 E70TH STREET SAMPLE

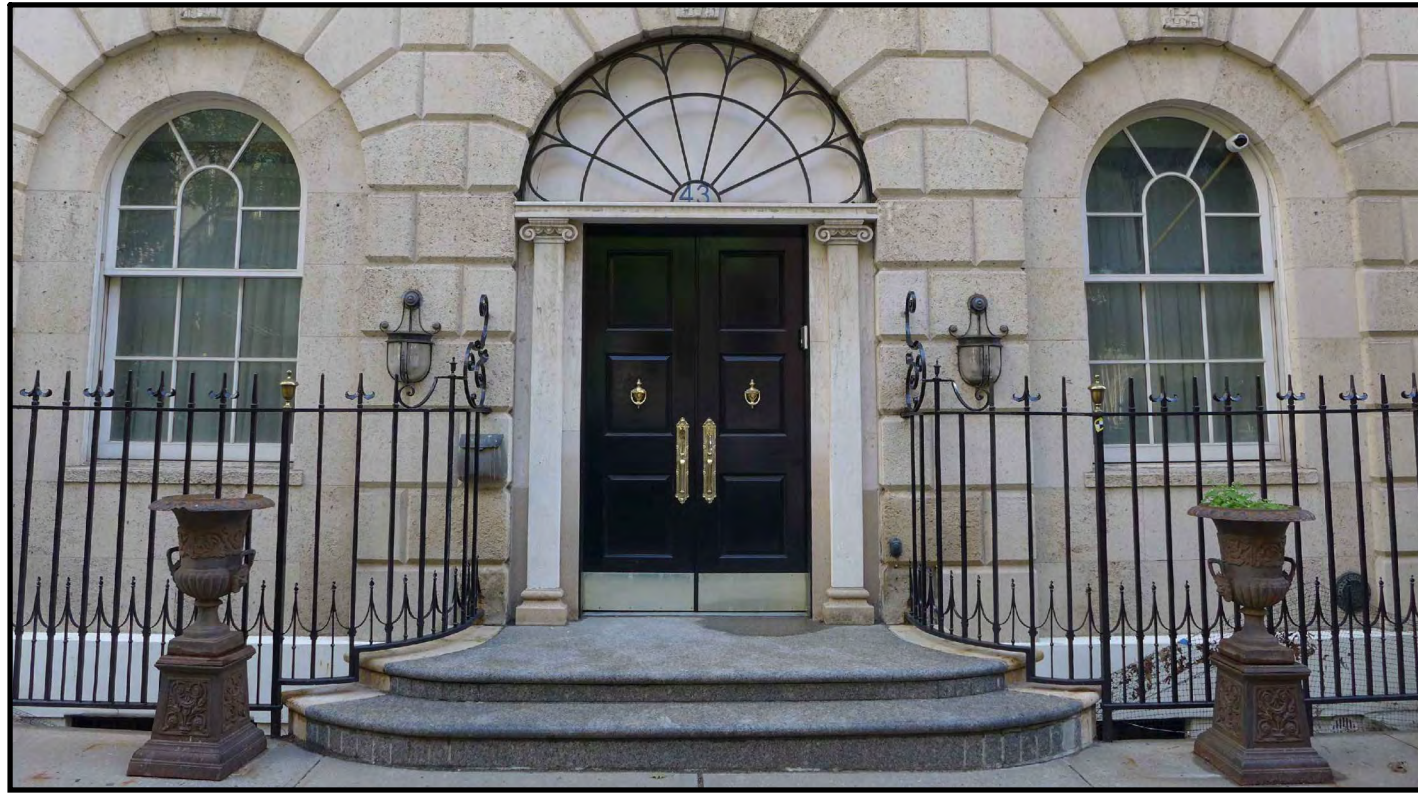
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Date: 10/07/2024



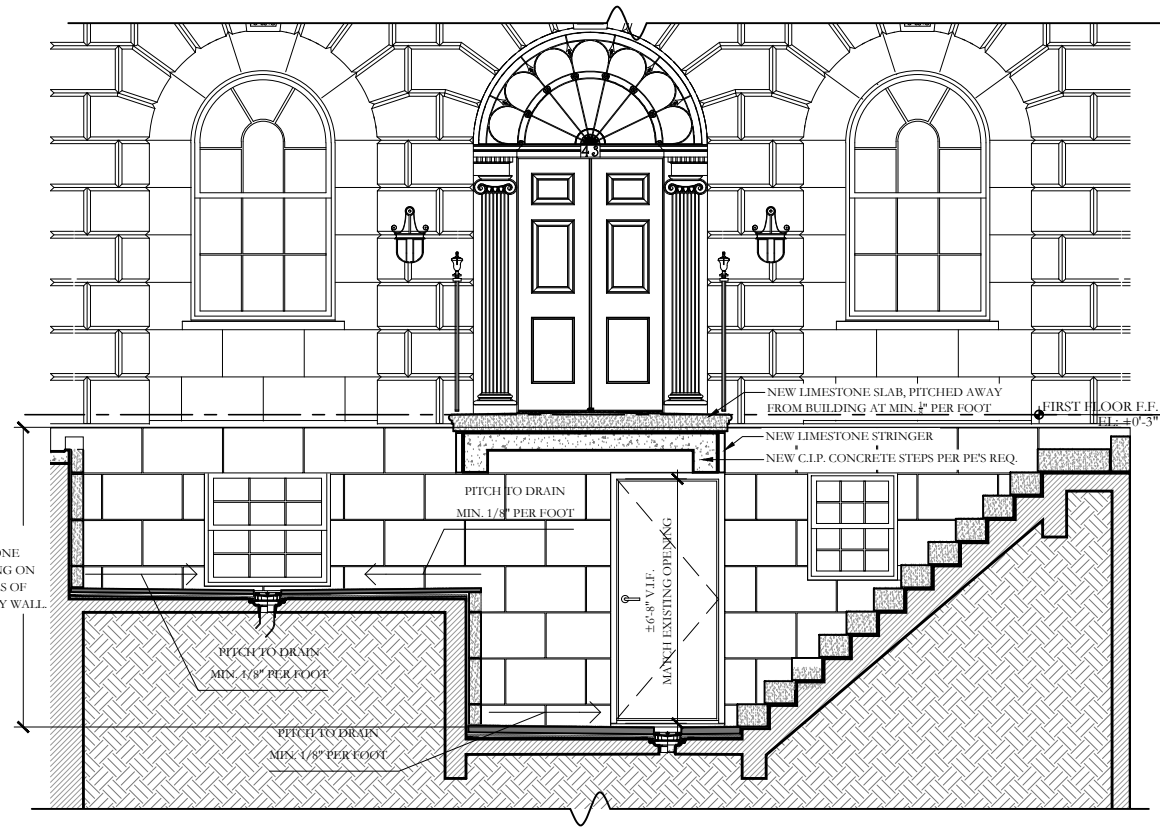
Scale:
1" = 10'-0"
Drawn By:
Author

Drawing No.
LPC-12

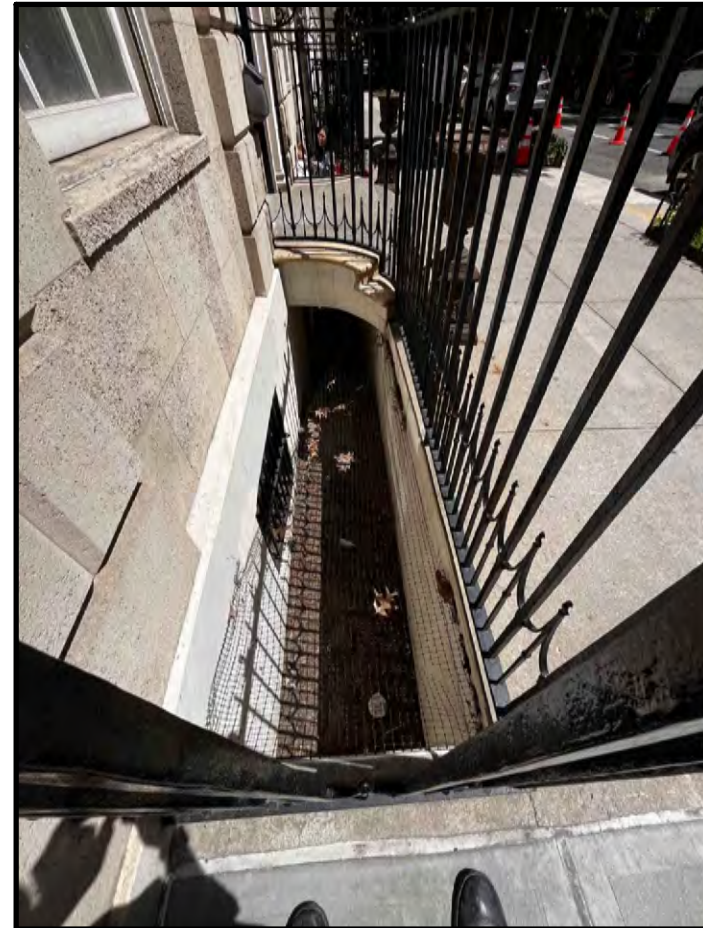
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EXISTING 43 EAST 70TH STREET ENTRY DOOR



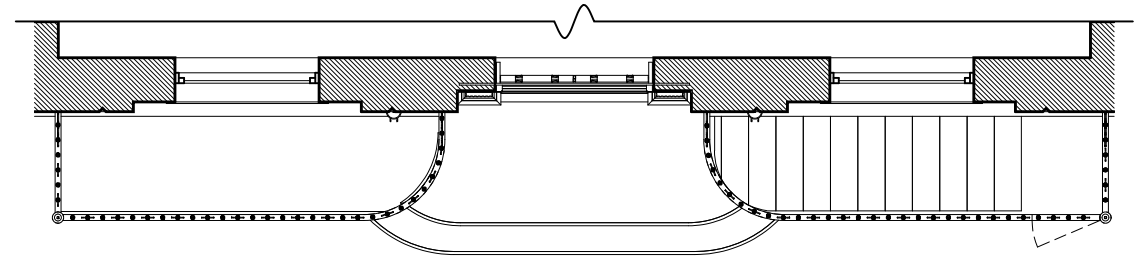
01 MAIN ENTRY & AREAWAY - ELEVATION
LPC-20 3/16" = 1'-0"



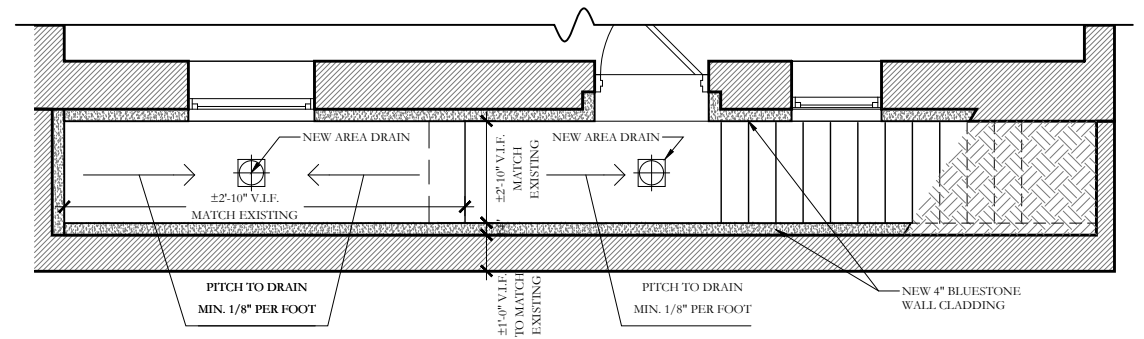
EXISTING 43 EAST 70TH STREET AREAWAY LOOKING EAST



EXISTING 43 EAST 70TH STREET AREAWAY LOOKING WEST



02 MAIN ENTRY STEP - PLAN
LPC-20 3/16" = 1'-0"



03 AREAWAY - PLAN
LPC-20 3/16" = 1'-0"

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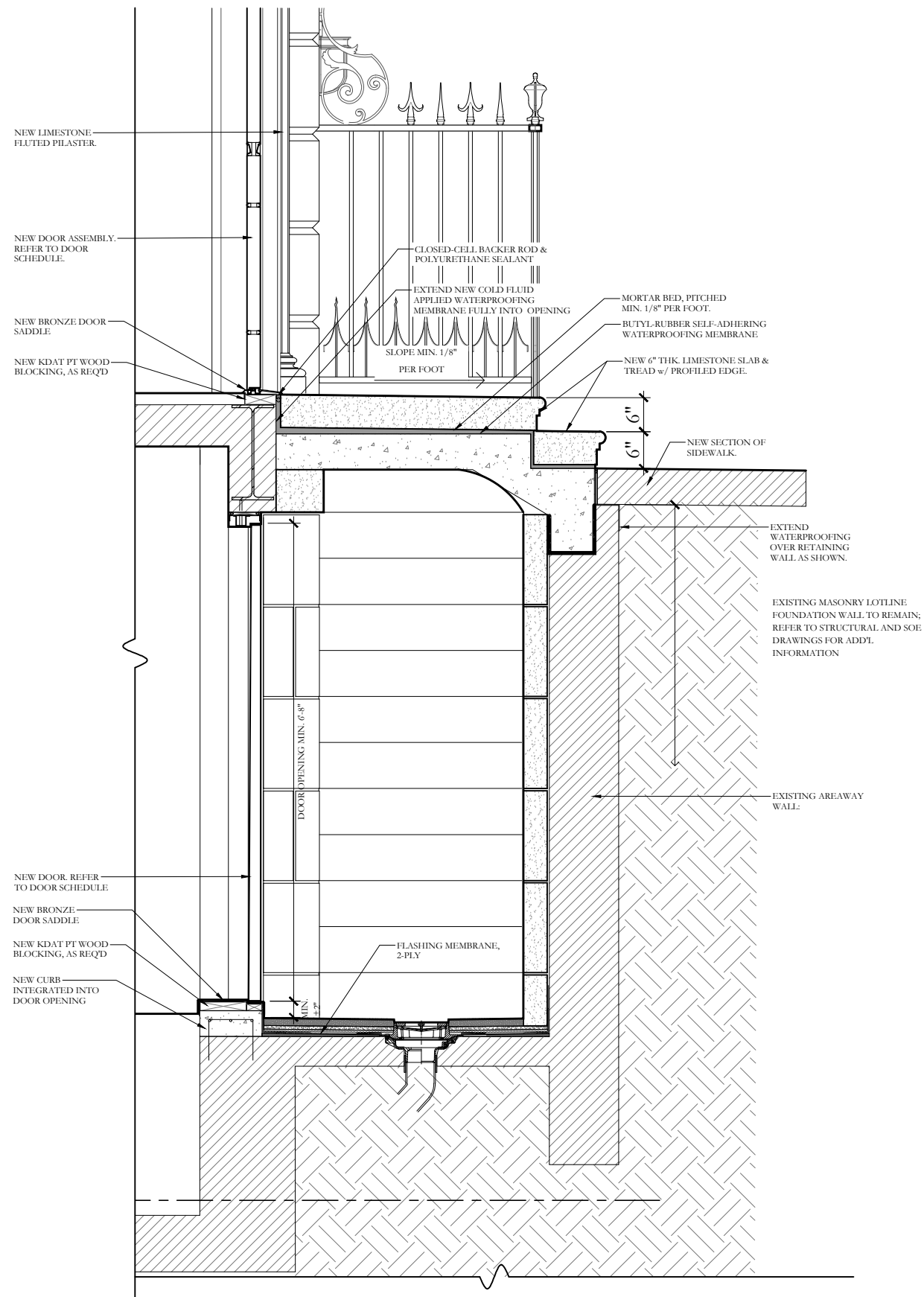
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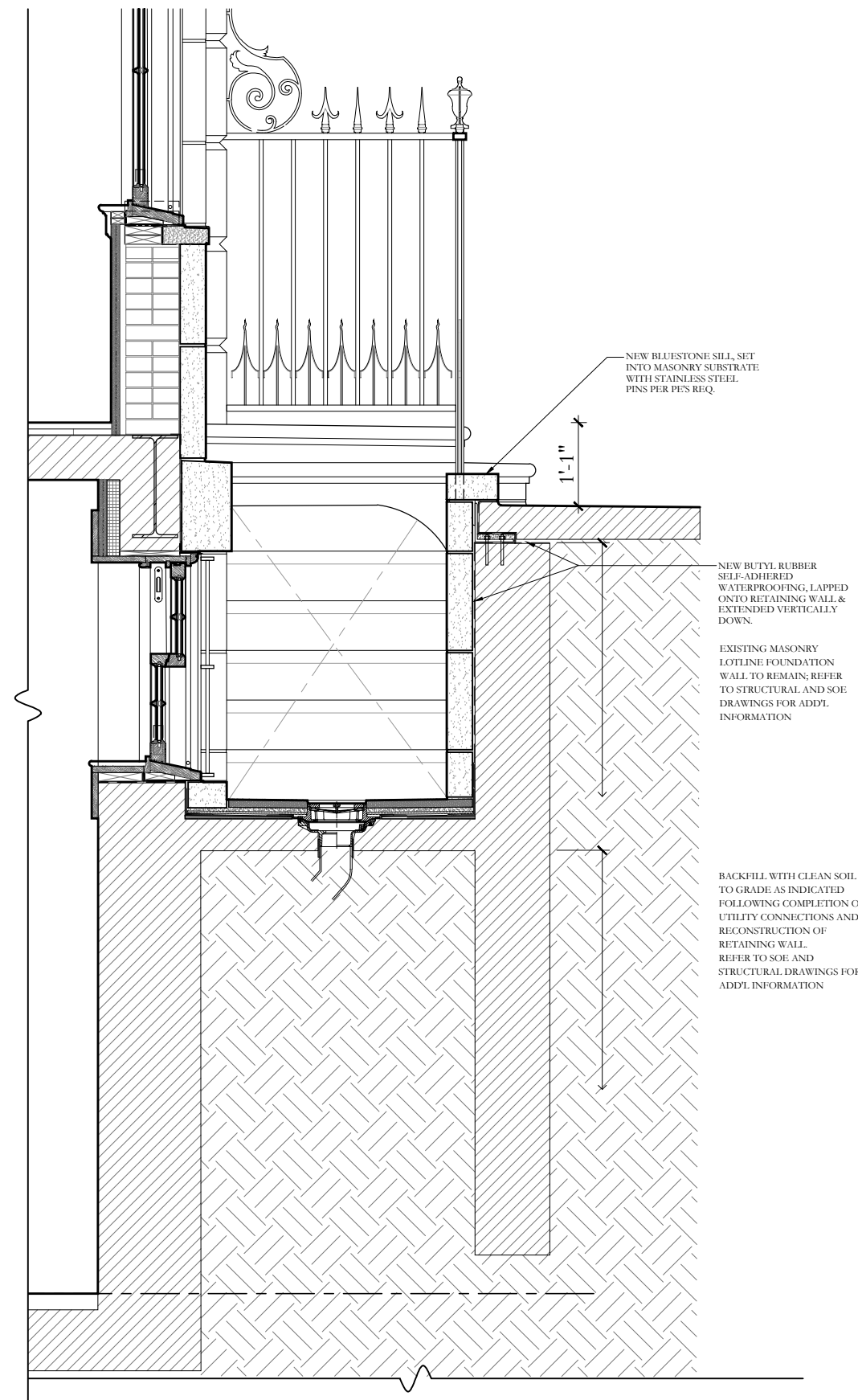
Project:
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41 EAST 70TH STREET
NEW YORK, NY

AREAWAY DETAILS

Seal and Signature: 	Date: 12/31/24
	Scale: AS NOTED
Drawn By: RB	Project No. 3771
Drawing No. LPC-20	16 of 17



01 AREAWAY SECTION DETAL THRU STOOP
LPC-21 1/2" = 1'-0"



02 AREAWAY SECTION DETAIL THRU WEST WINDOW
LPC-21 1/2" = 1'-0"

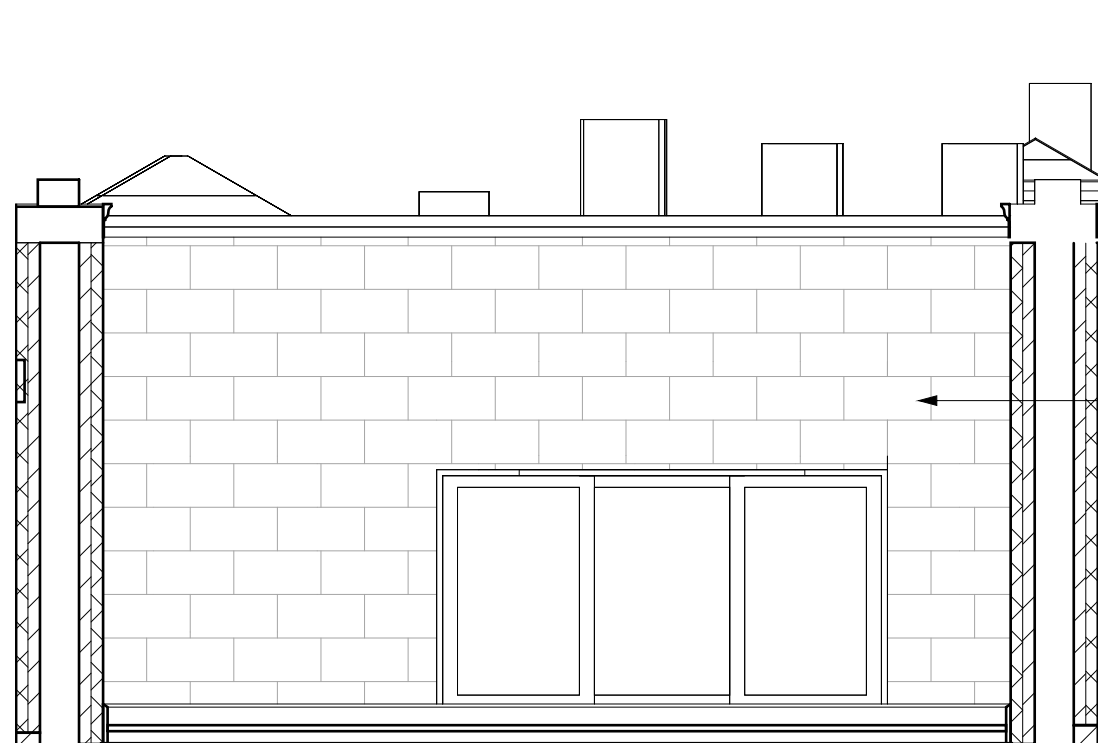
LPC HEARING 01/14/25

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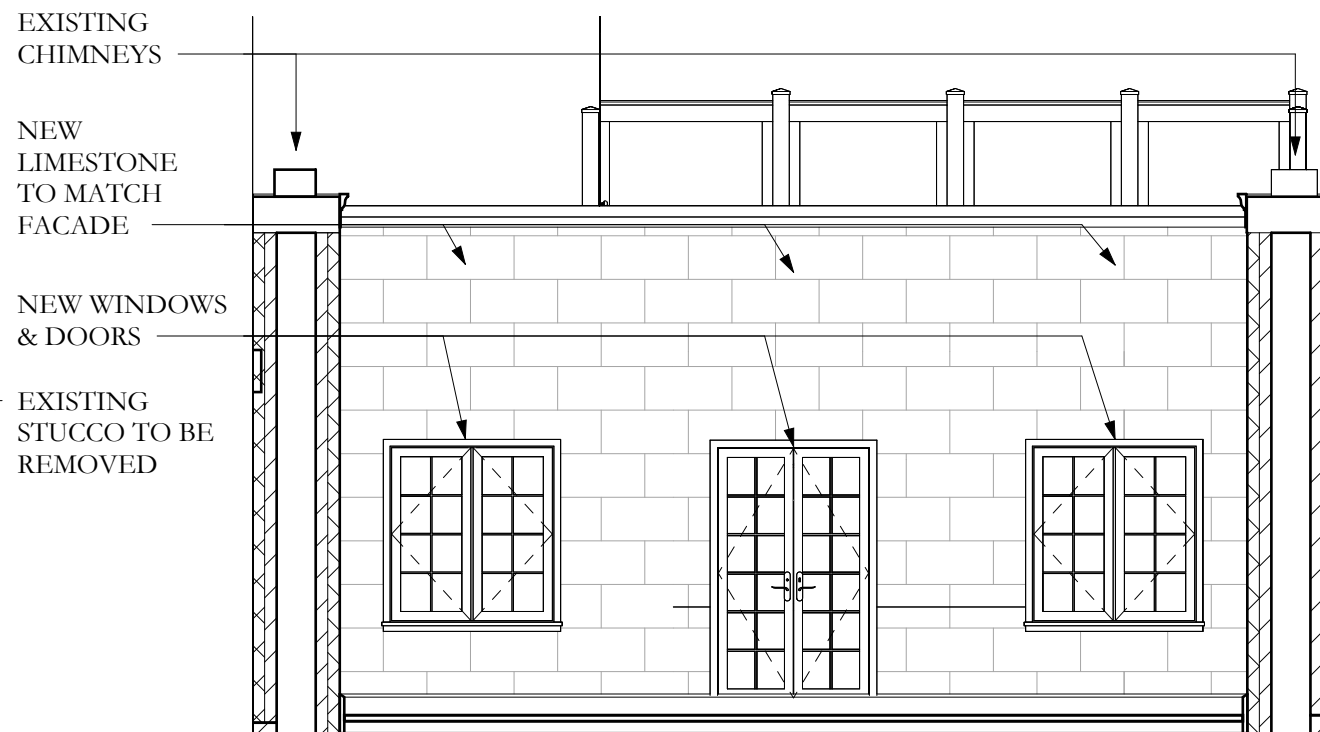
Project:
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41 EAST 70TH STREET
NEW YORK, NY

AREAWAY DETAILS

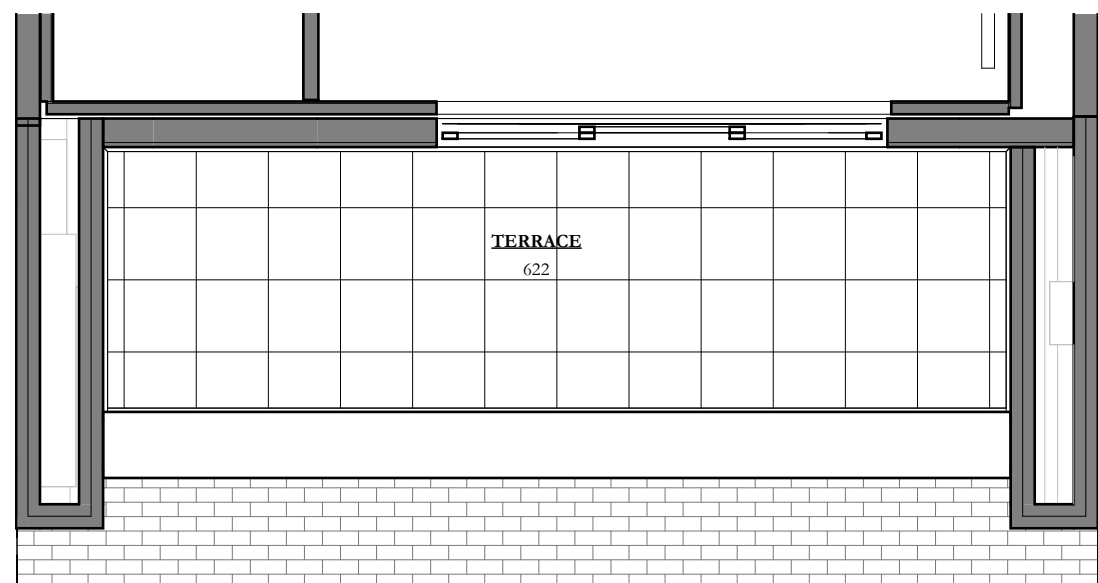
	Date:	12/31/24
	Scale:	AS NOTED
Drawn By:	RB	
Drawing No.:	LPC-21	
Project No.:	3771	17 of 17



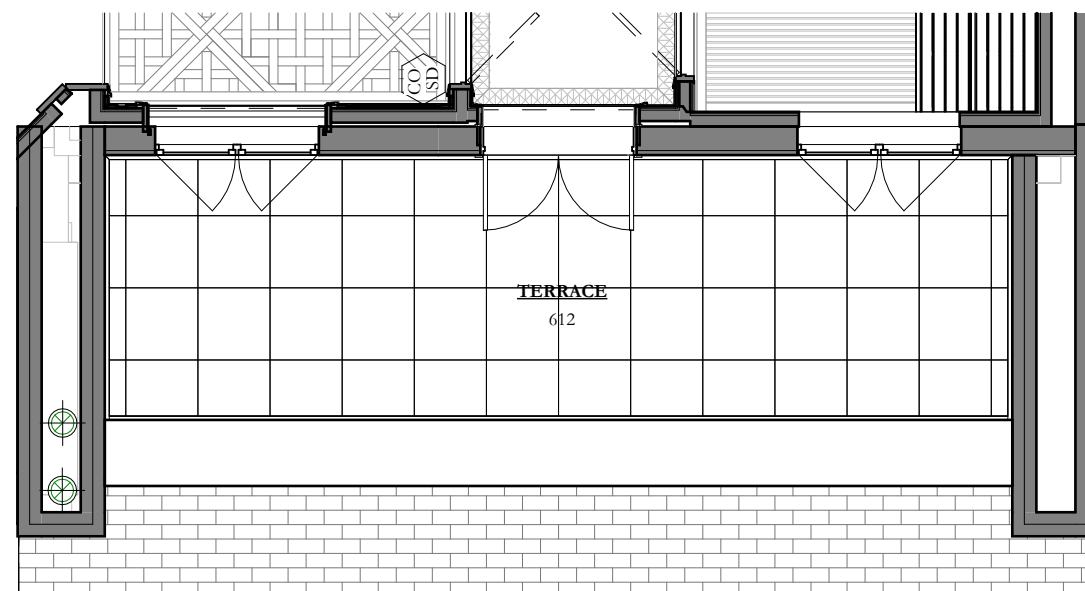
2 EXISTING SOUTH ELEVATION AT 6TH FLOOR TERRACE
LPC-22 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION AT 6TH FLOOR TERRACE
LPC-22 3/16" = 1'-0"



1 EXISTING FLOOR PLAN AT 6TH FLOOR TERRACE
LPC-22 3/16" = 1'-0"




3 PROPOSED FLOOR PLAN AT 6TH FLOOR TERRACE
LPC-22 3/16" = 1'-0"

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41 EAST 70TH ST

EXISTING & PROPOSED SOUTH
ELEVATION AT 6TH FLOOR
TERRACE

Seal and Signature:  Date: 10/07/2024

Scale: 3/16" = 1'-0"

Drawn By: Author

Drawing No.

LPC-22

Project No. 3771

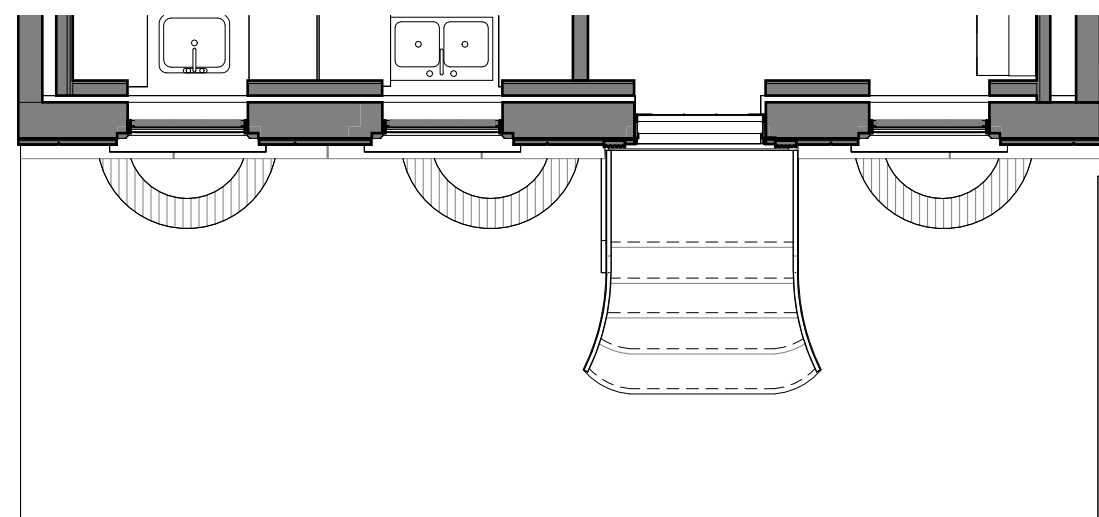
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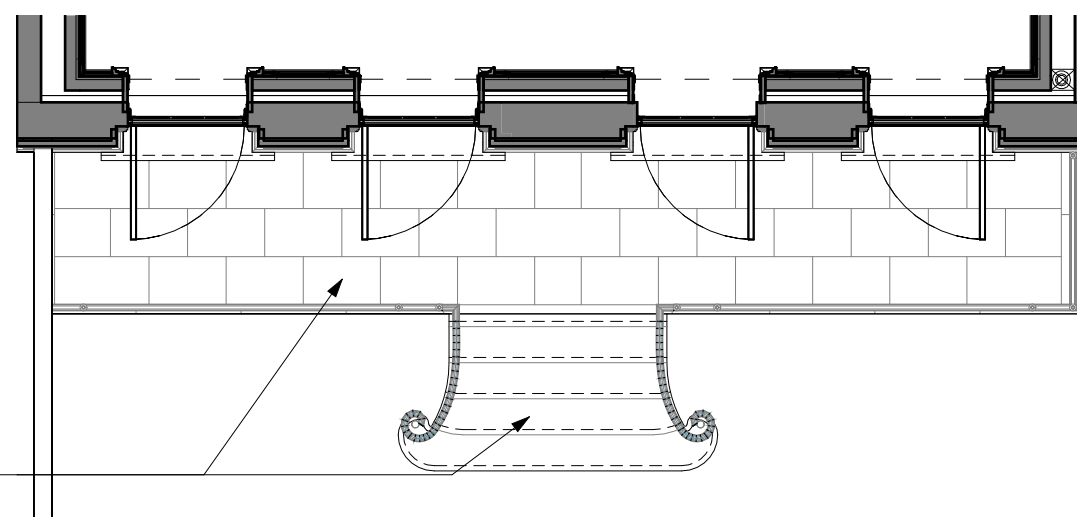
3 EXISTING NORTH ELEVATION - 43 E70TH STREET
LPC-23 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
LPC-23 3/16" = 1'-0"



4 EXISTING FIRST FLOOR - AREAWAY FLOOR PLAN
LPC-23 3/16" = 1'-0"




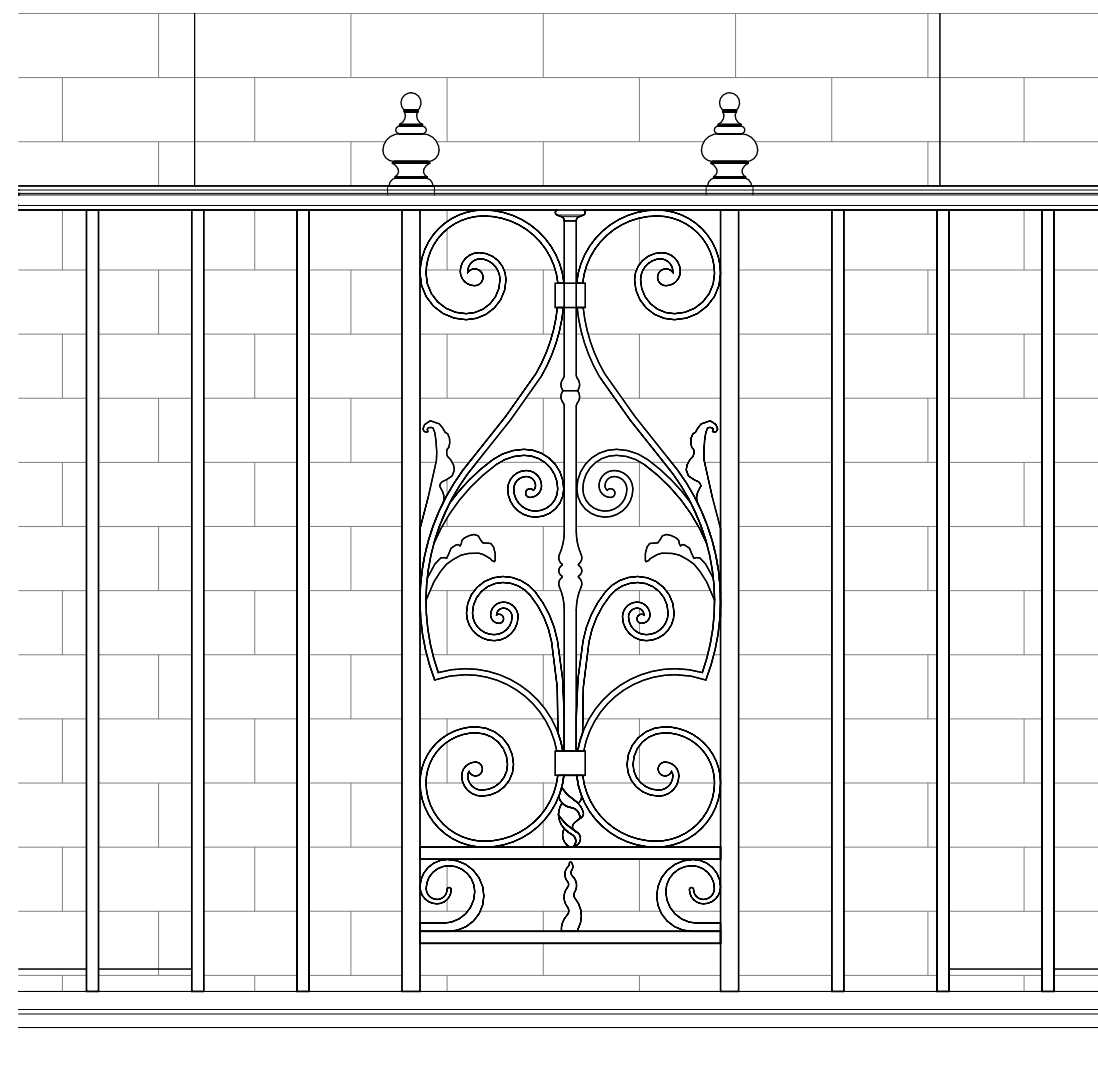
1 PROPOSED FIRST FLOOR - AREAWAY FLOOR PLAN
LPC-23 3/16" = 1'-0"

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41 EAST 70TH ST

PROPOSED REAR YARD
ENTRANCE & TERRACE

Seal and Signature:  Date: 10/07/2024
Scale: 3/16" = 1'-0"
Drawn By: Author
Drawing No. LPC-23
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HISTORIC RAILING AS DESIGNED BY MOTT SCHMIDT, 1928
COLUMBIA UNIVERSITY AVERY ARCHIVES

1 PROPOSED RAILING DETAIL
LPC-24 1 1/2" = 1'-0"

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LIBERTY II
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PROPOSED REAR YARD
RAILING DETAIL

Seal and Signature: Date:
10/07/2024

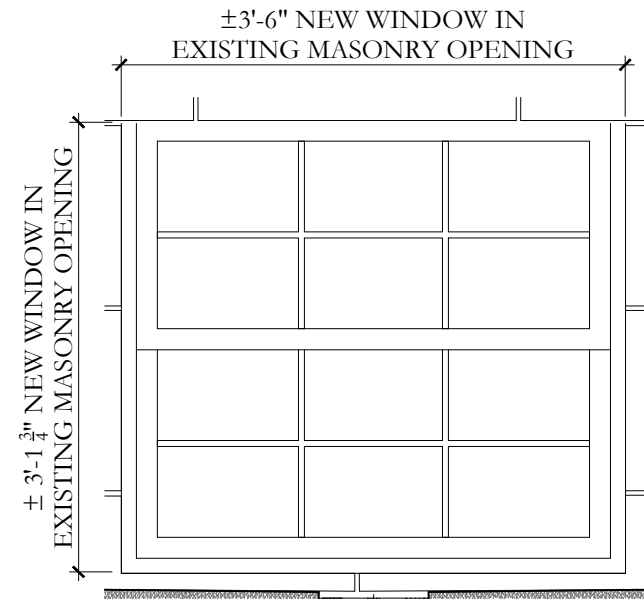
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1 1/2" = 1'-0"

Drawn By:
Author

Drawing No.
LPC-24

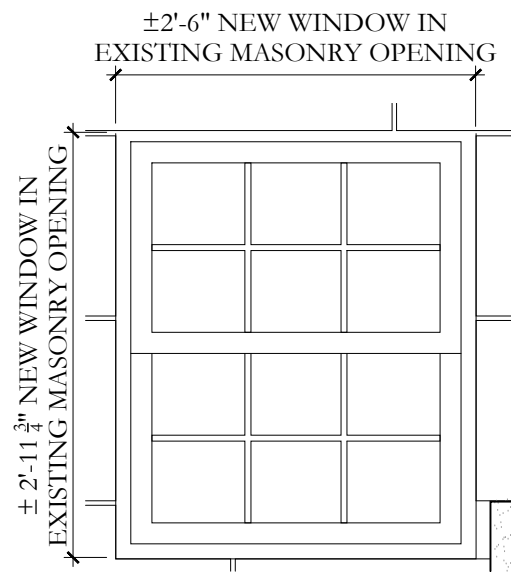
Project No.
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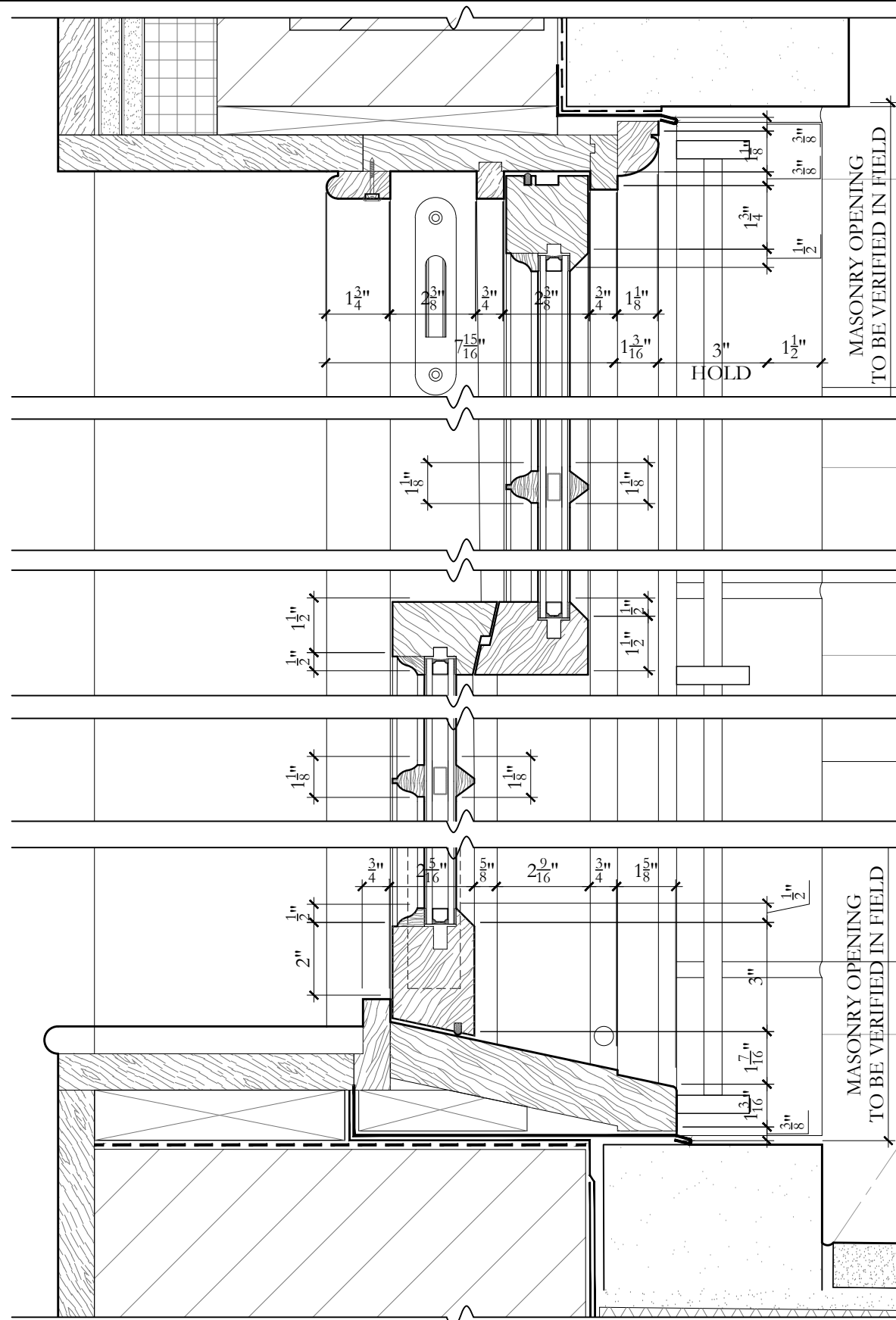
A EXSTING AREAWAY LOUVER
LPC-25 NTS

A PROPOSED AREAWAY WINDOW
LPC-25 3/4" = 1'-0"



B EXISTING AREAWAY WINDOW
LPC-25 NTS

B PROPOSED AREAWAY WINDOW
LPC-25 3/4" = 1'-0"



1 PROPOSED AREAWAY WINDOW SECTION
LPC-25 3' = 1'-0"

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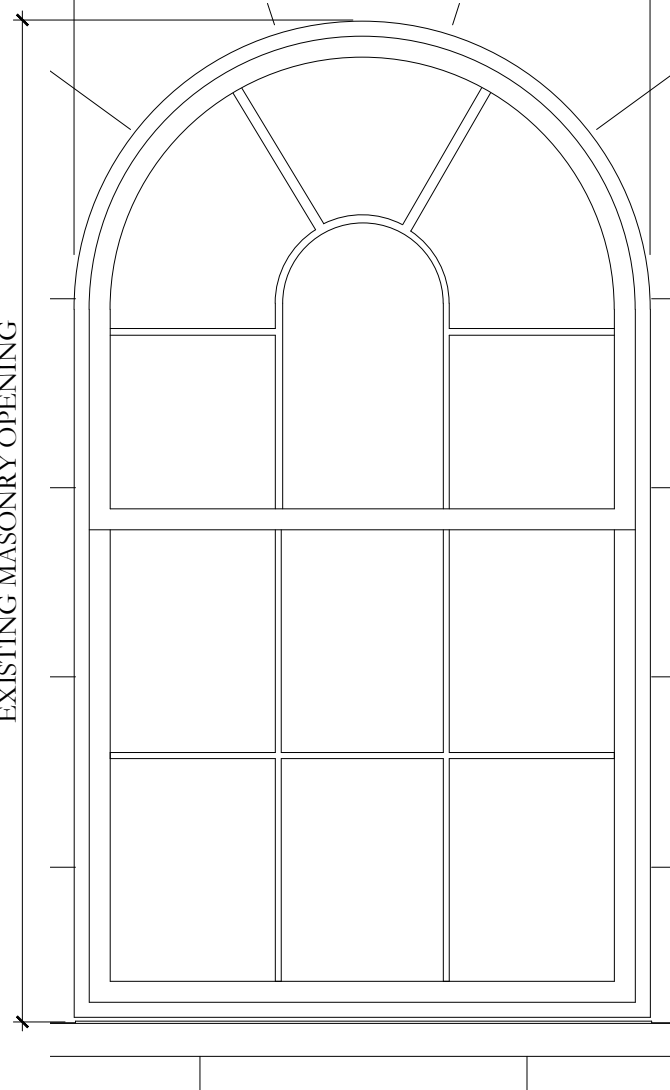
FRONT FACADE WINDOW
DETAILS

	Date:	12/31/24
	Scale:	AS NOTED
	Drawn By:	RB
	Drawing No.:	LPC-25
	Project No.:	3771

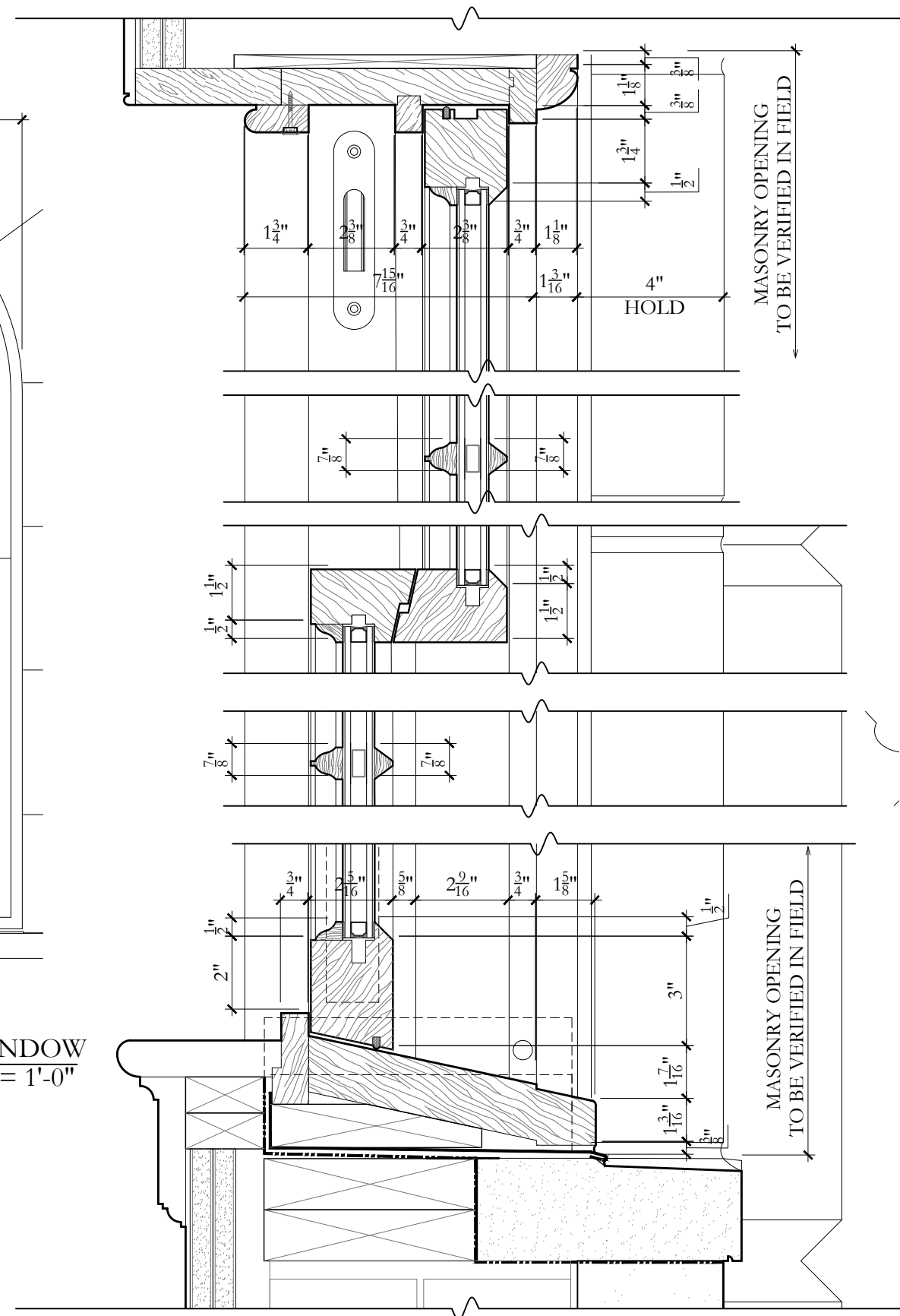


± 6'-11 1/2" NEW WINDOW IN
EXISTING MASONRY OPENING

B EXISTING FIRST FLOOR WINDOW
LPC-26 NTC



B PROPOSED FIRST FLOOR WINDOW
LPC-26 3/4" = 1'-0"



2 PROPOSED FIRST FLOOR WINDOW SECTION DETAIL
LPC-26 #####

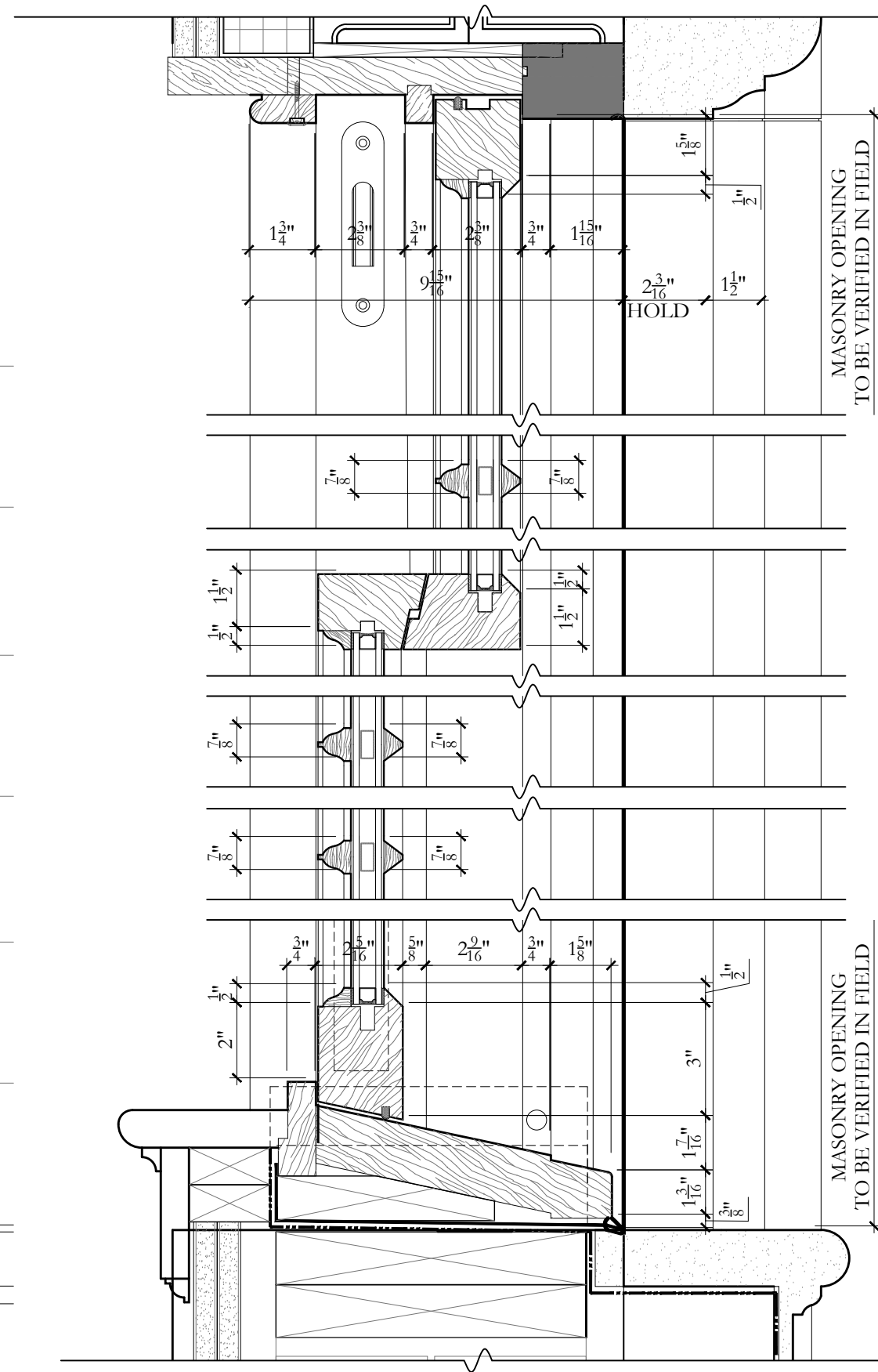
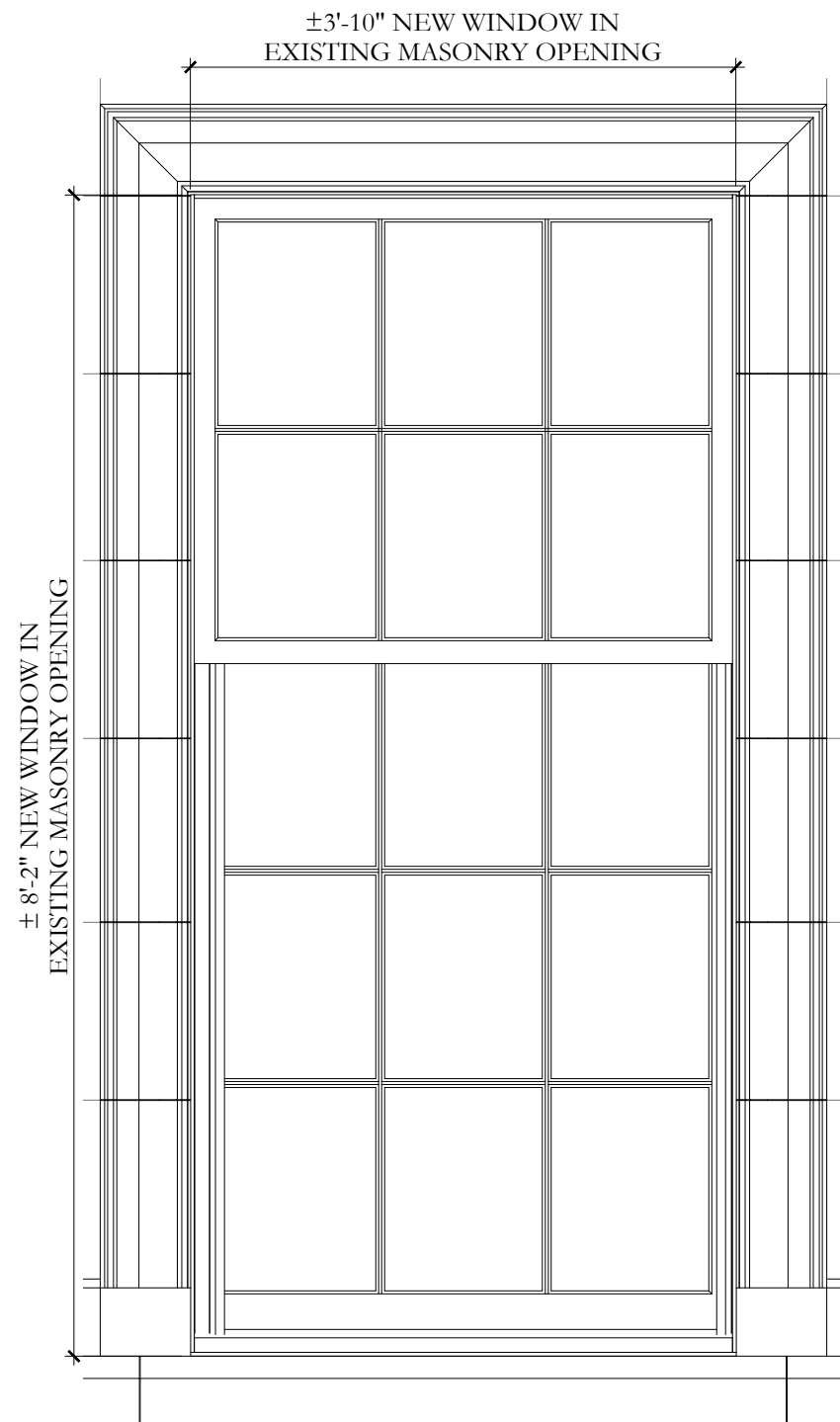
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FRONT FACADE WINDOW
DETAILS

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C EXIST. SECOND FLOOR WINDOW
LPC-27 NTS

C PROPOSED SECOND FLOOR WINDOW
LPC-27 3/4" = 1'-0"

3 PROPOSED SECOND FLOOR WINDOW SECTION DETAIL
LPC-27 3" = 1'-0"

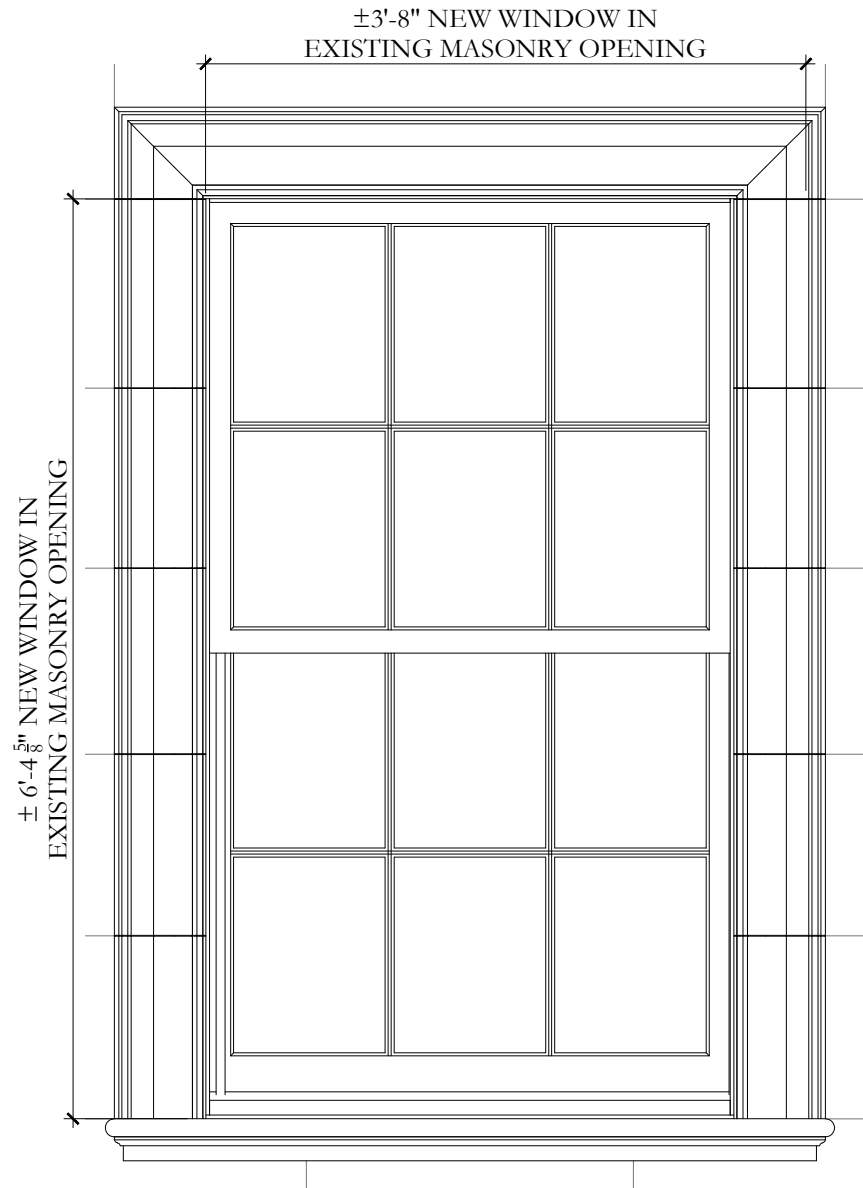
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FRONT FACADE WINDOW
DETAILS

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	Drawn By: RB
	Drawing No. LPC-27
	Project No. 3771

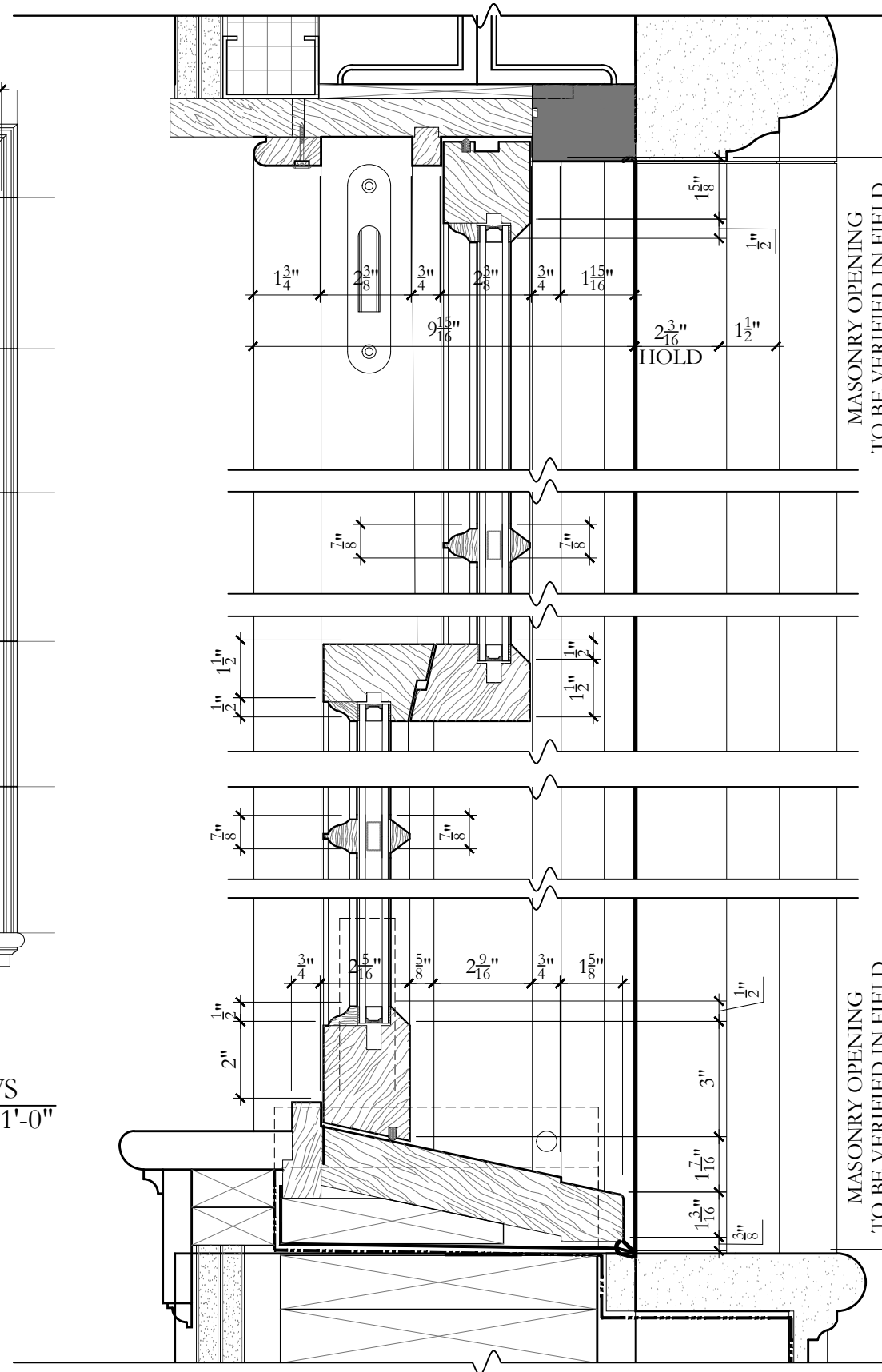


± 6'-4 5/8" NEW WINDOW IN EXISTING MASONRY OPENING

± 3'-8" NEW WINDOW IN EXISTING MASONRY OPENING

D EXISTING THIRD & FOURTH FLOOR FRONT WINDOWS
LPC-28 NTS

D PROPOSED THIRD & FOURTH FLOOR FRONT WINDOWS
LPC-28 3/4" = 1'-0"



MASONRY OPENING TO BE VERIFIED IN FIELD

MASONRY OPENING TO BE VERIFIED IN FIELD

4 PROPOSED THIRD & FOURTH FLOOR FRONT WINDOW SECTION DETAILS
LPC-28 3" = 1'-0"

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Project: LIBERY II
41 EAST 70TH STREET
NEW YORK, NY

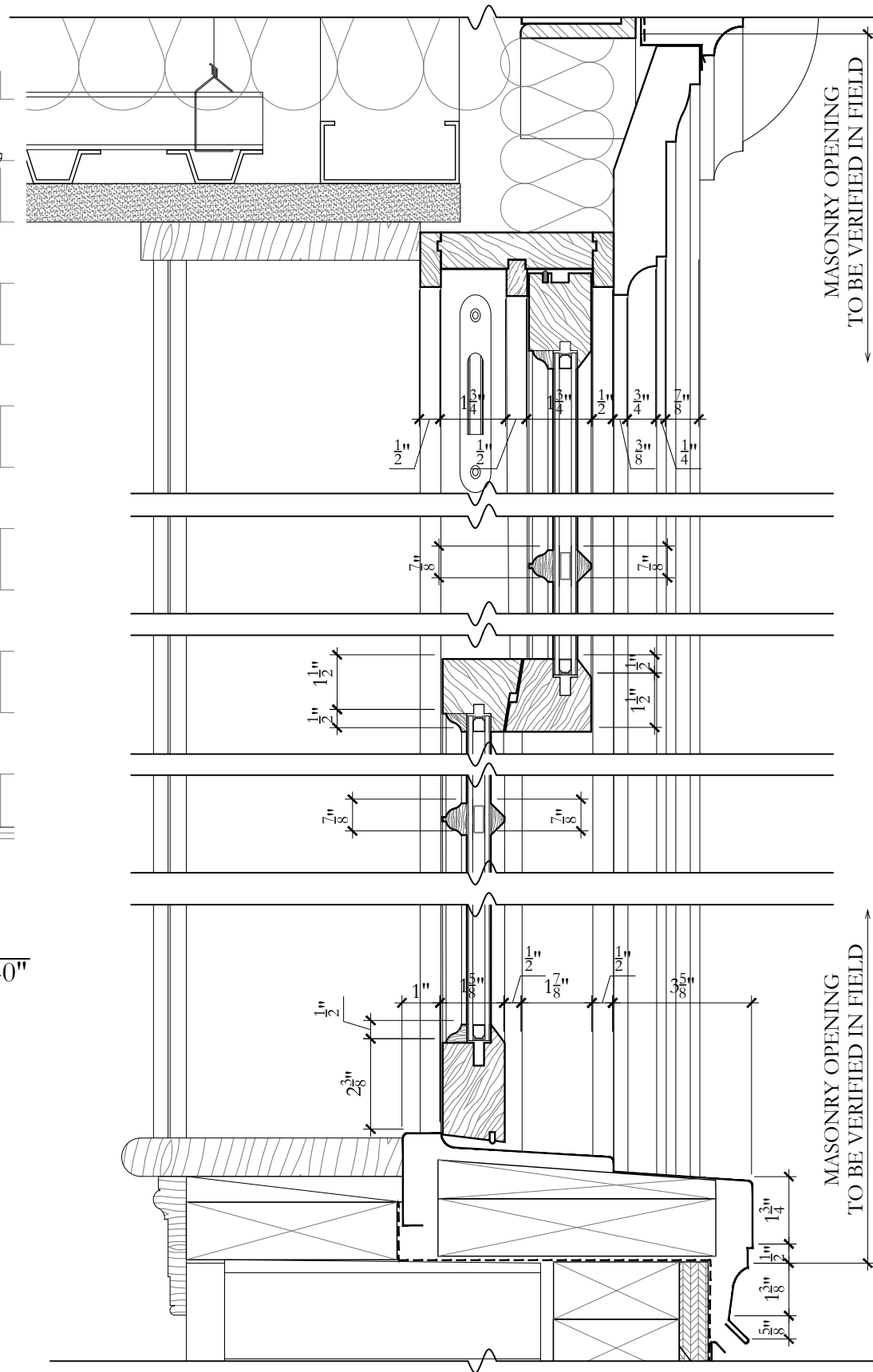
FRONT FACADE WINDOW DETAILS

Seal and Signature:	Date:
	12/31/24
	Scale:
	AS NOTED
	Drawn By:
RB	
Drawing No.	
	LPC-28
Project No.	
3771	



EXIST. FIFTH FLOOR FRONT WINDOWS
 E LPC-29 NTS

PROPOSED FIFTH FLOOR FRONT WINDOWS
 E LPC-29 3/4" = 1'-0"



PROPOSED FIFTH FLOOR FRONT WINDOW SECTION DETAIL
 5 LPC-29 3" = 1'-0"

PETER PENNOYER ARCHITECTS

136 Madison Ave, 11th Flr, NYC 10016
 Telephone 212 779 9765

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Project: LIBERY II
 41 EAST 70TH STREET
 NEW YORK, NY

FRONT FACADE WINDOW DETAILS

Date: 12/31/24

Scale: AS NOTED

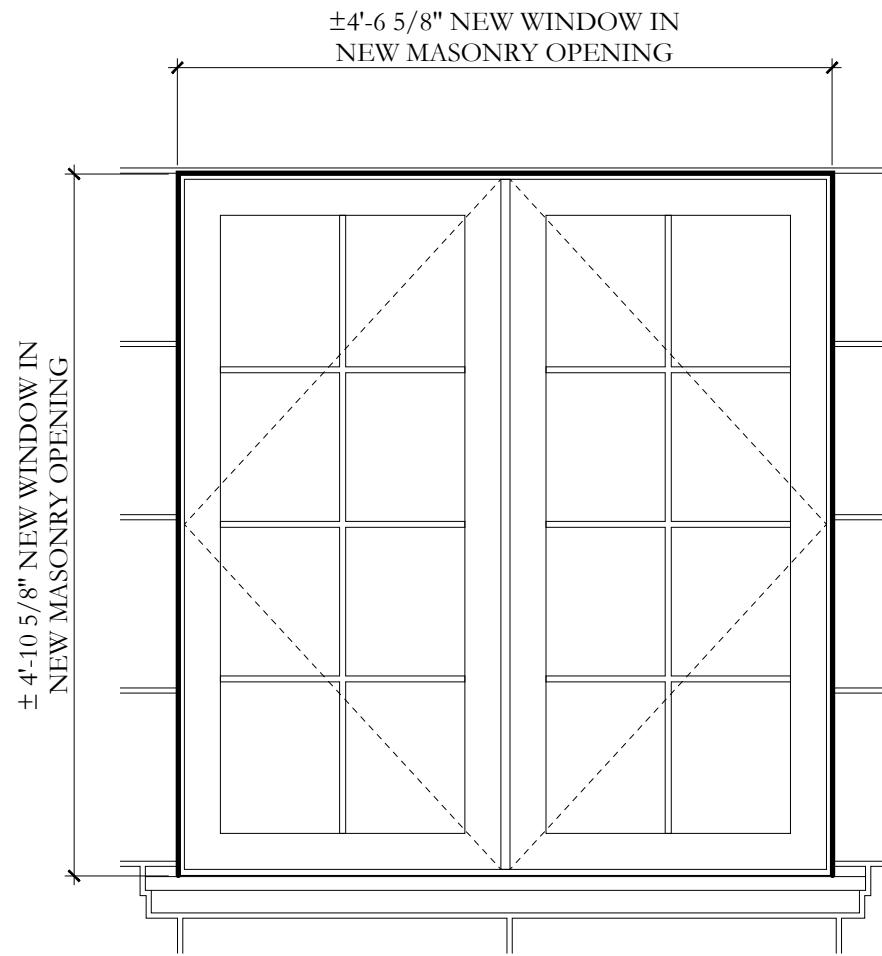
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Drawing No. LPC-29

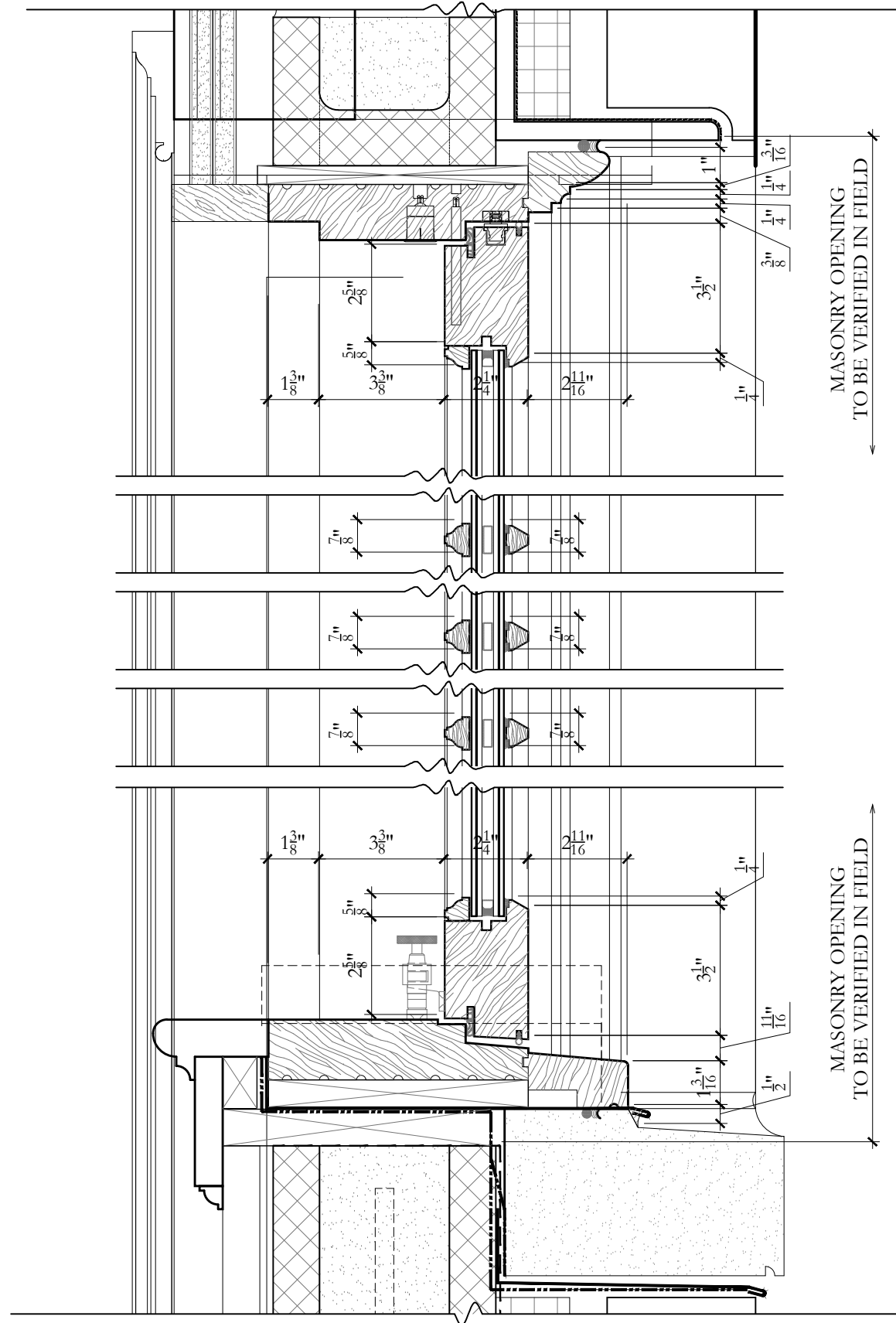
Project No. 3771

3771





F PROP. FRONT FACADE SIXTH FL WINDOWS
 LPC-30 3/4" = 1'-0"



6 PROP. FRONT FACADE SIXTH FLOOR WINDOWS SECTION
 LPC-31 3" = 1'-0"

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 ARCHITECTS

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LIBERY II
 41 EAST 70TH STREET
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FRONT FACADE WINDOW
 DETAILS

Seal and Signature: Date:
 12/31/24

Scale:
 AS NOTED

Drawn By:
 RB

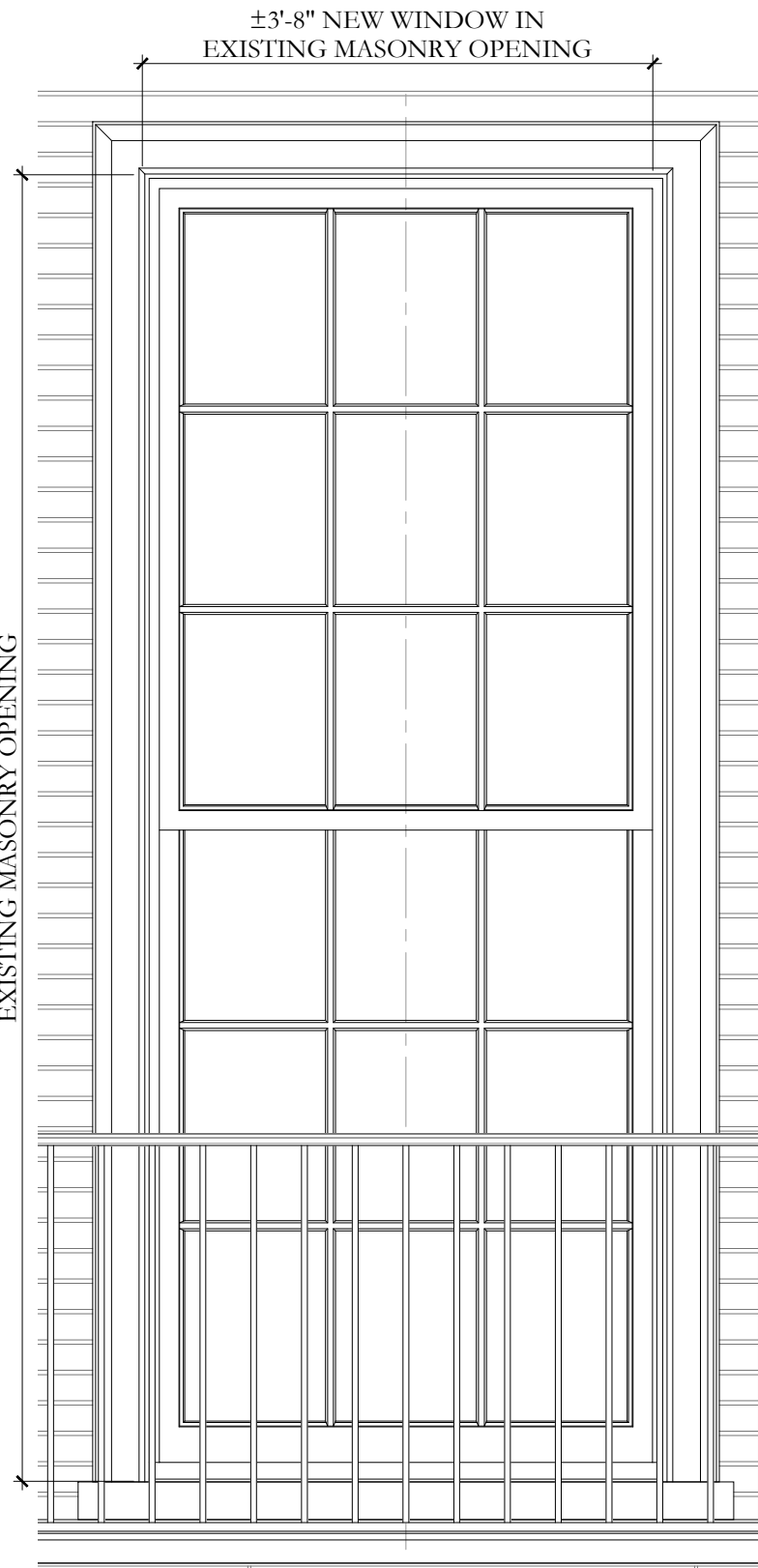
Drawing No.
LPC-30

Project No.
 3771

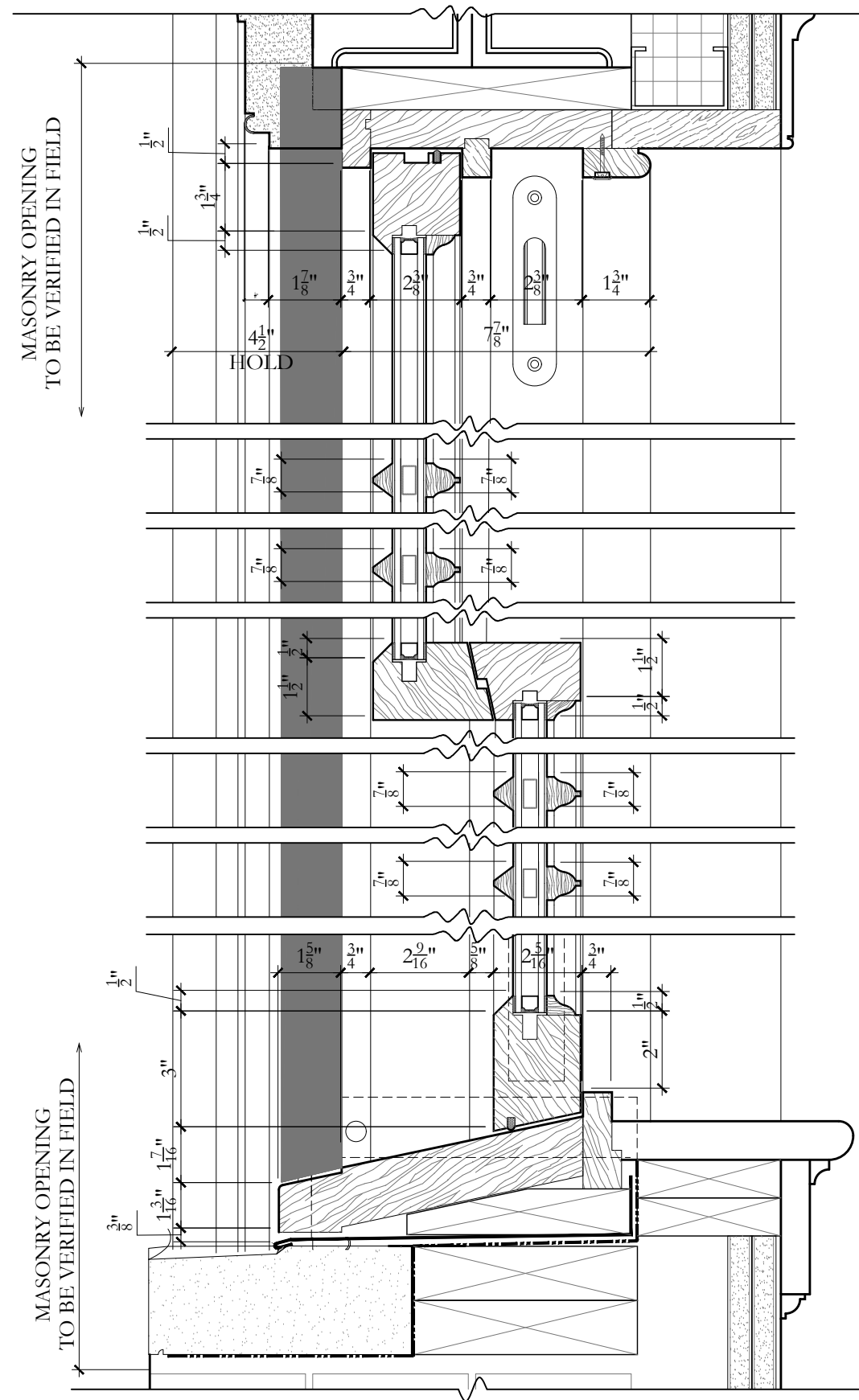




± 9'-4 1/4" NEW WINDOW IN
EXISTING MASONRY OPENING



G PROP. REAR FACADE
LPC-31 SECOND FLOOR WINDOWS
N.T.S. 3/4" = 1'-0"



7 PROPOSED REAR
LPC-31 FACADE SECOND FLOOR WINDOWS SECTION DETAIL
3" = 1'-0"

LPC HEARING 01/14/25

ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH STREET
NEW YORK, NY

REAR FACADE WINDOW DETAILS

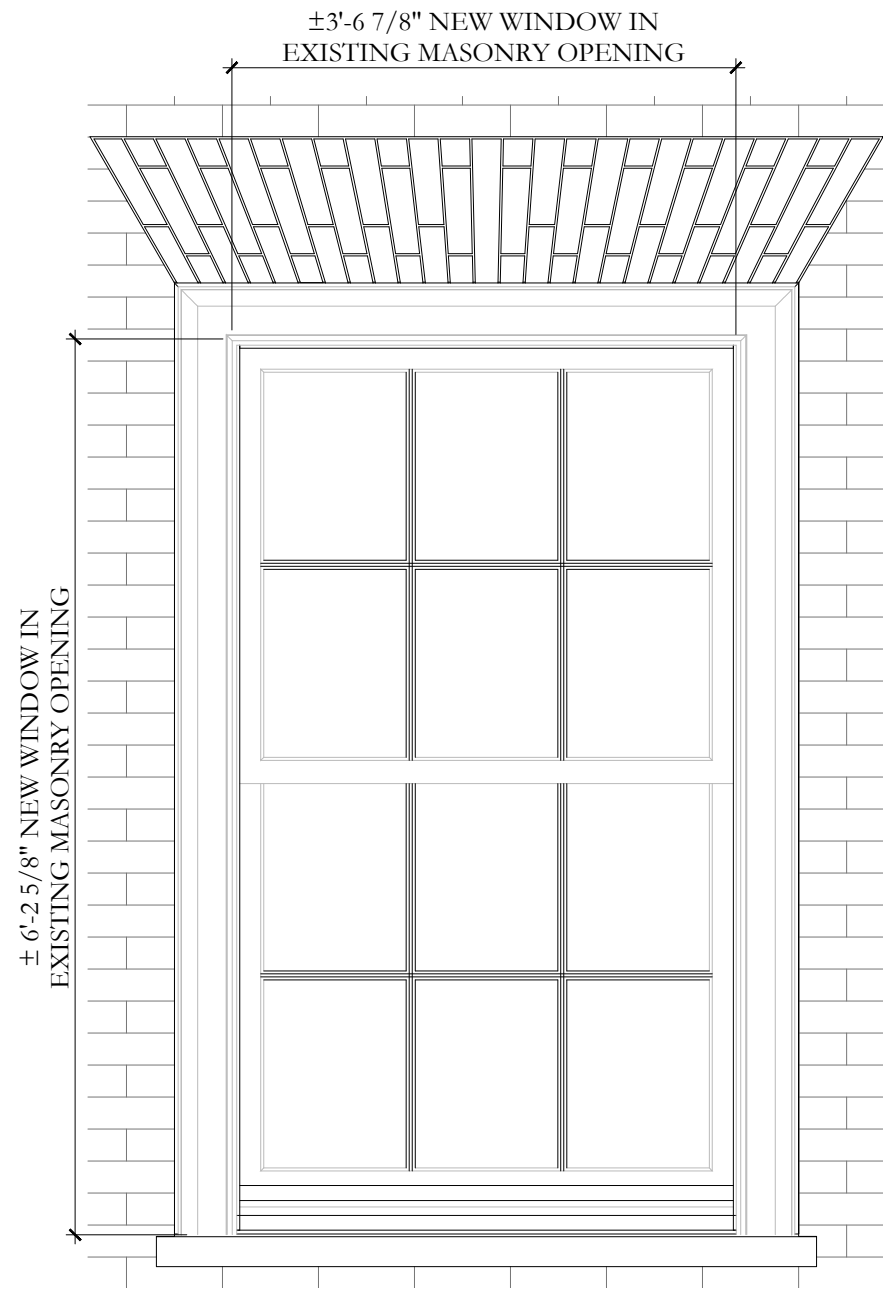
Seal and Signature:	Date: 12/31/24
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	Drawn By: RB
	Drawing No. LPC-31
Project No. 3771	



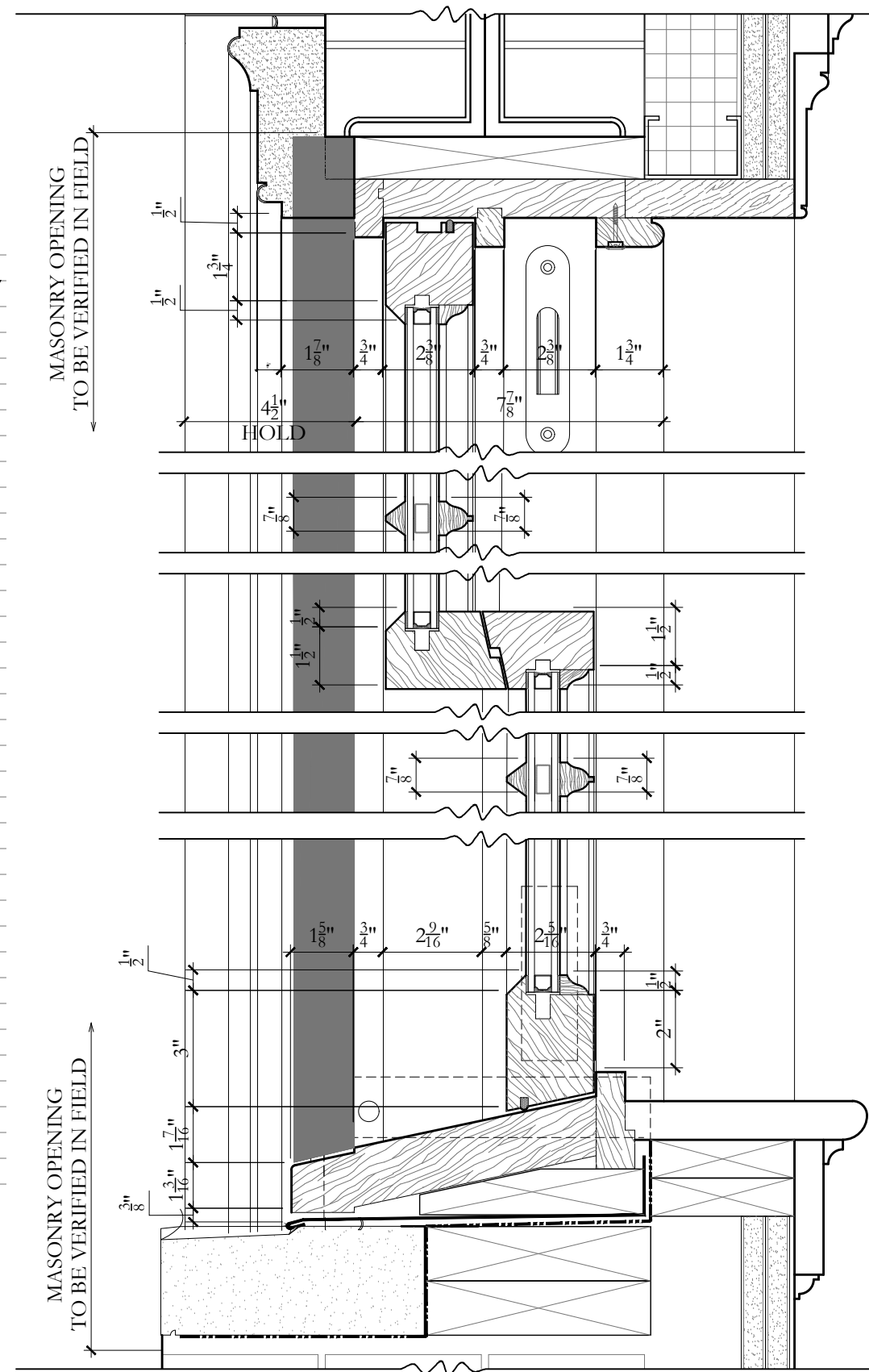
H
LPC-32
EXIST. REAR FACADE
FOURTH FLOOR WINDOWS
N.T.S.



H
LPC-32
EXIST. REAR FACADE
THIRD FLOOR WINDOWS
N.T.S.



H
LPC-32
PROP. REAR FACADE
THIRD & FOURTH FLOOR WINDOWS
3/4\"/>



8
LPC-32
PROP. REAR FACADE
THIRD & FOURTH FLOOR WINDOWS SECTION DETAILS
3\"/>

PETER PENNOYER
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136 Madison Ave, 11th Flr, NYC 10016
Telephone 212 779 9765

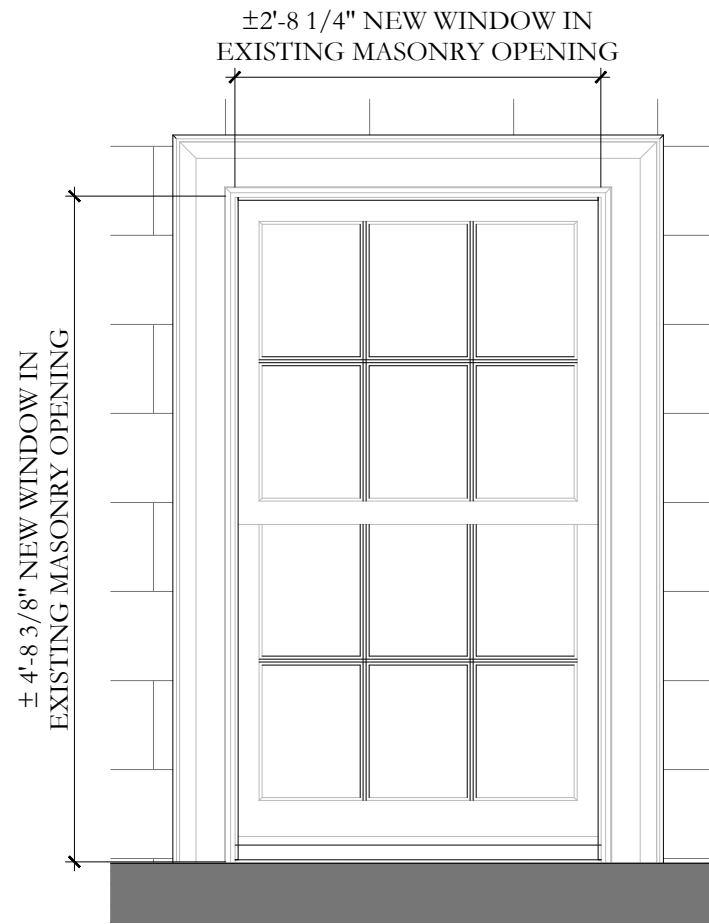
LPC HEARING 01/14/25

ISSUE: DATE:

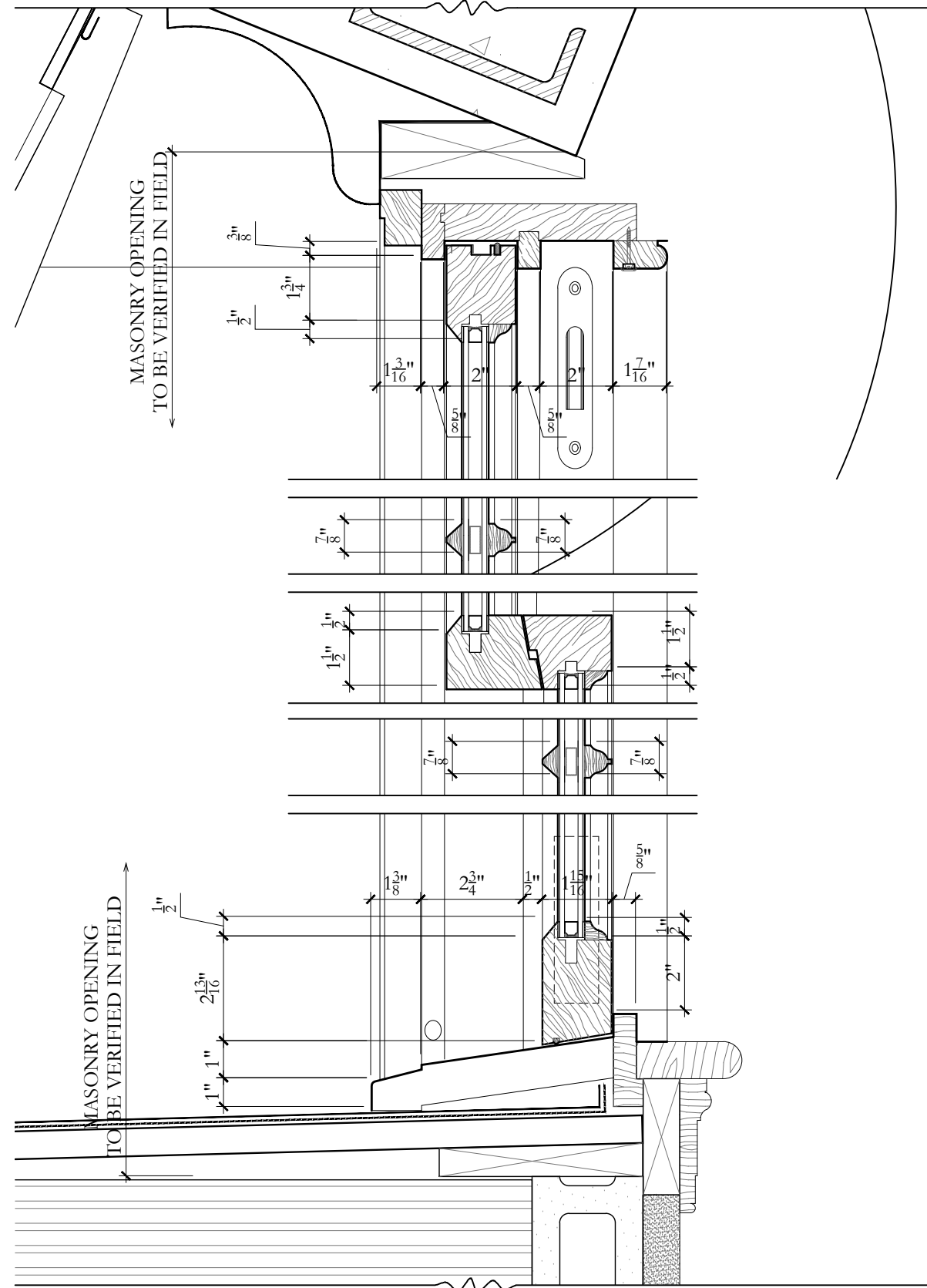
Project:
LIBERY II
41 EAST 70TH STREET
NEW YORK, NY

REAR FACADE WINDOW DETAILS

	Date:	12/31/24
	Scale:	AS NOTED
	Drawn By:	RB
	Drawing No.:	LPC-32
	Project No.:	3771



PROP. REAR FACADE
FIFTH FLOOR WINDOWS
LPC-33 3/4" = 1'-0"



PROP. REAR FACADE
FIFTH FLOOR WINDOWS SECTION DETAILS
LPC-33 3" = 1'-0"

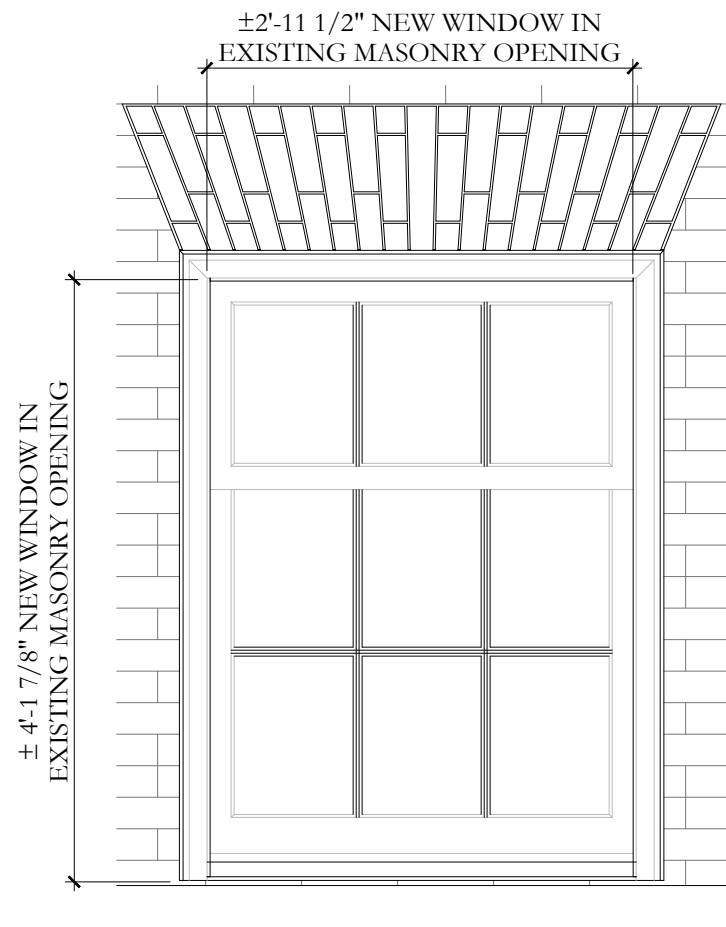
LPC HEARING 01/14/25

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Project:
LIBERY II
41 EAST 70TH STREET
NEW YORK, NY

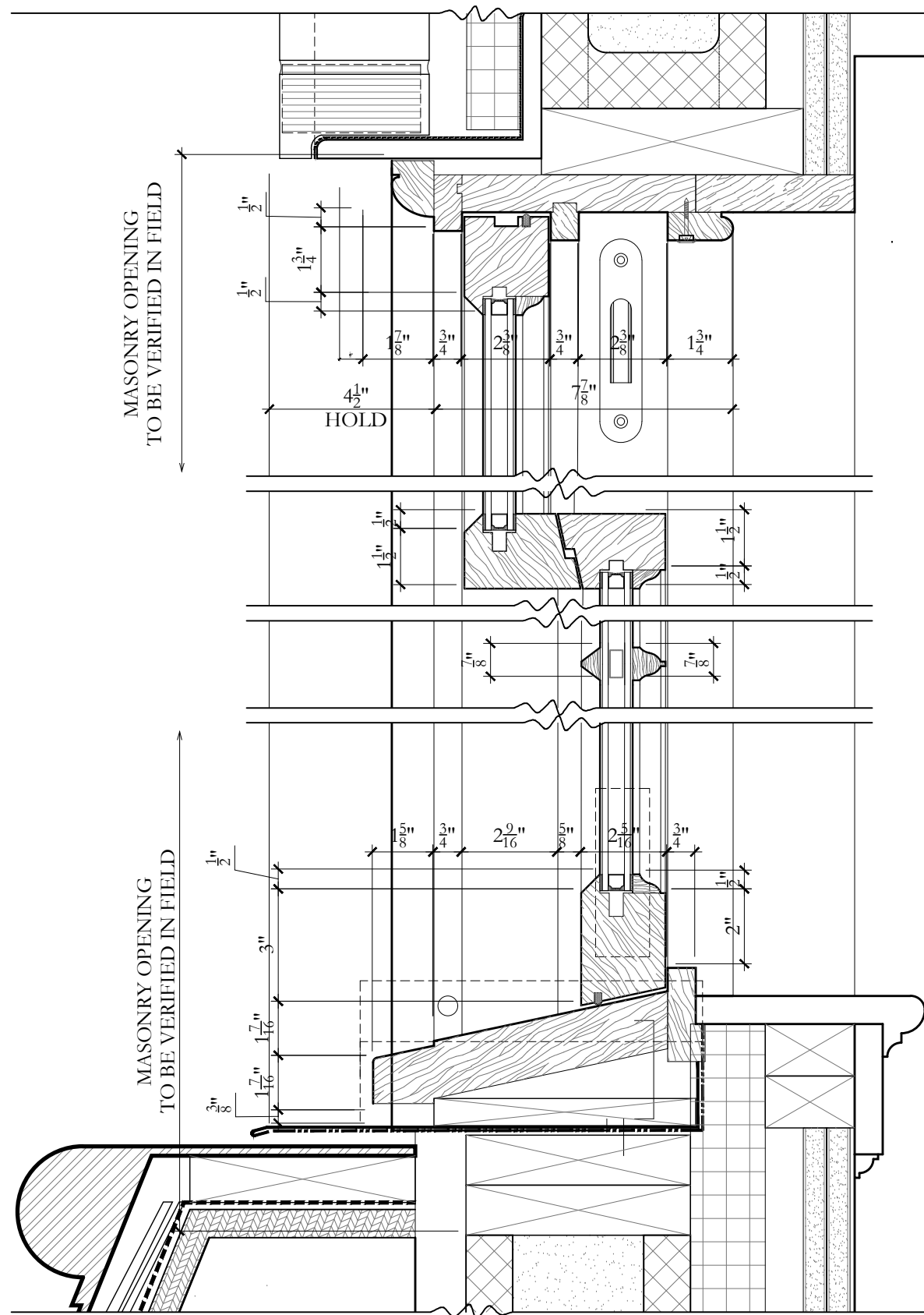
REAR FACADE WINDOW DETAILS

	Date:	12/31/24
	Scale:	AS NOTED
	Drawn By:	RB
	Drawing No.:	LPC-33
	Project No.:	3771



EXIST. REAR FACADE
SIXTH FLOOR WINDOWS
K
LPC-34 N.T.S.

PROP. REAR FACADE
SIXTH FLOOR WINDOWS
K
LPC-34 3/4" = 1'-0"



PROP. REAR FACADE
SIXTH FLOOR WINDOWS SECTION DETAILS
10
LPC-34 3" = 1'-0"

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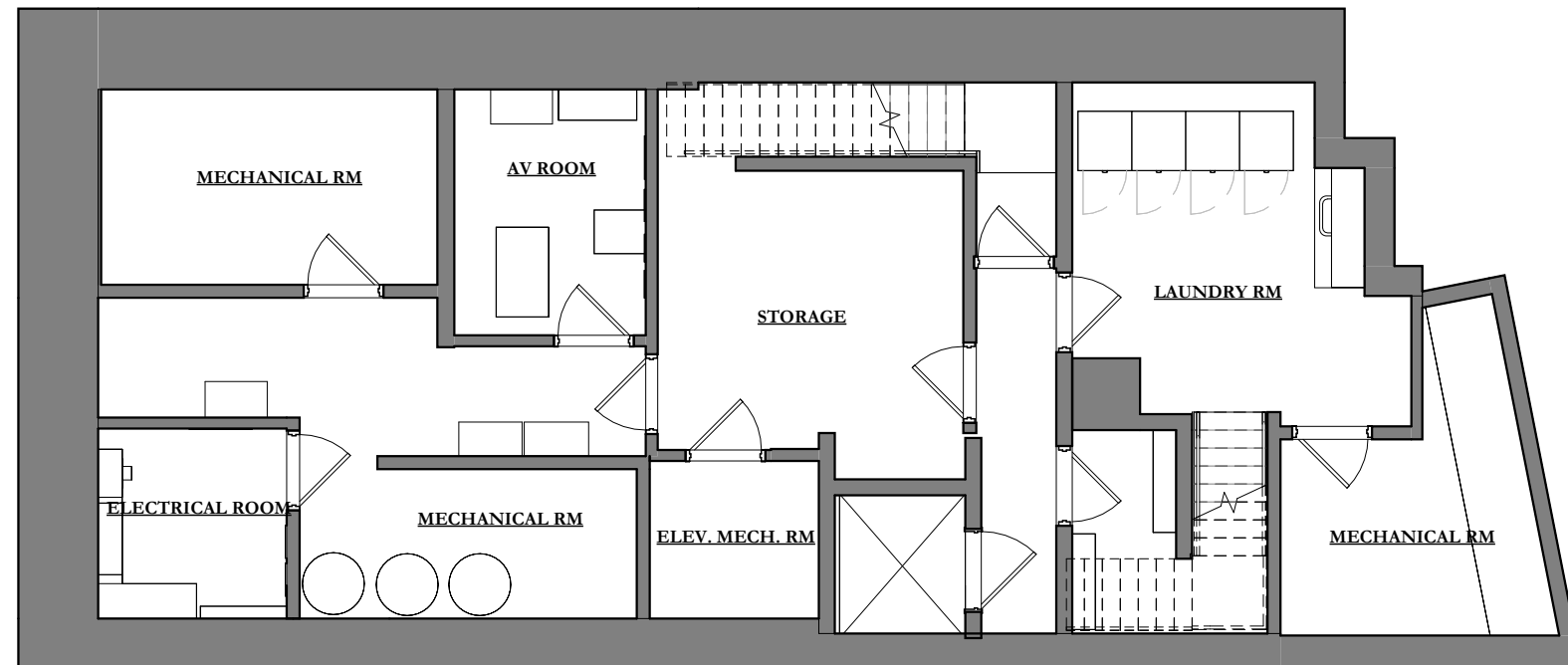
Project:
LIBERY II
41 EAST 70TH STREET
NEW YORK, NY

REAR FACADE WINDOW DETAILS

	Date:	12/31/24
	Scale:	AS NOTED
	Drawn By:	RB
	Drawing No.:	LPC-34
	Project No.:	3771

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LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

EXISTING SUB-CELLAR PLAN

<i>Seal and Signature:</i> 	<i>Date:</i> 10/07/2024
	<i>Scale:</i> 1/8" = 1'-0"
	<i>Drawn By:</i> Author
	<i>Drawing No.</i> LPC-35
	<i>Project No.</i> 3771

35 of 42

1 SUB-CELLAR PLAN - EXISITNG PLAN
LPC-35 1/8" = 1'-0"



LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING BASEMENT PLAN

Seal and Signature: Date: 10/07/2024

Scale: 1/8" = 1'-0"

Drawn By: Author

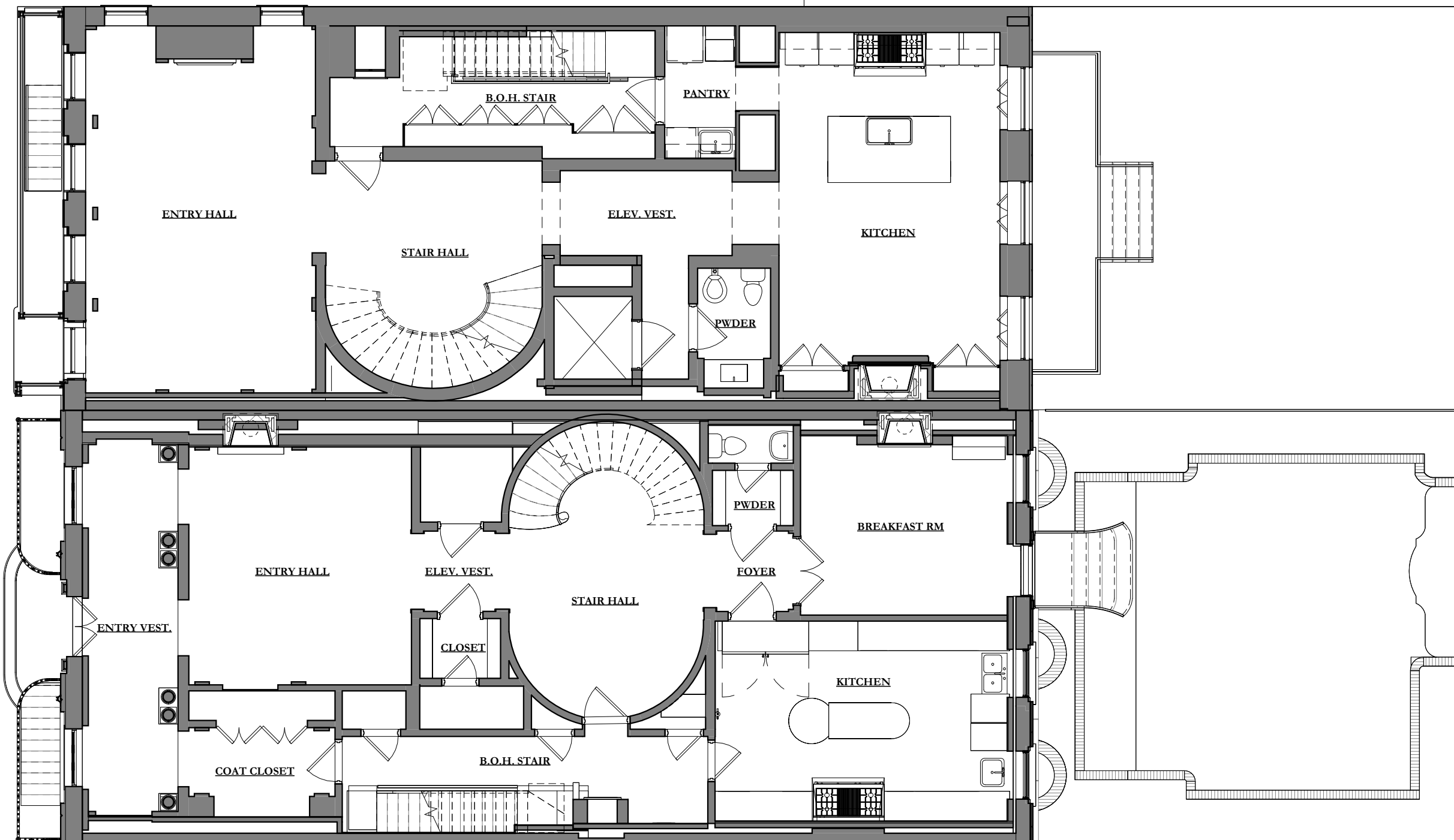
Drawing No. LPC-36

Project No. 3771

36 of 42

1 BASEMENT - EXISTING PLAN
LPC-36 1/8" = 1'-0"





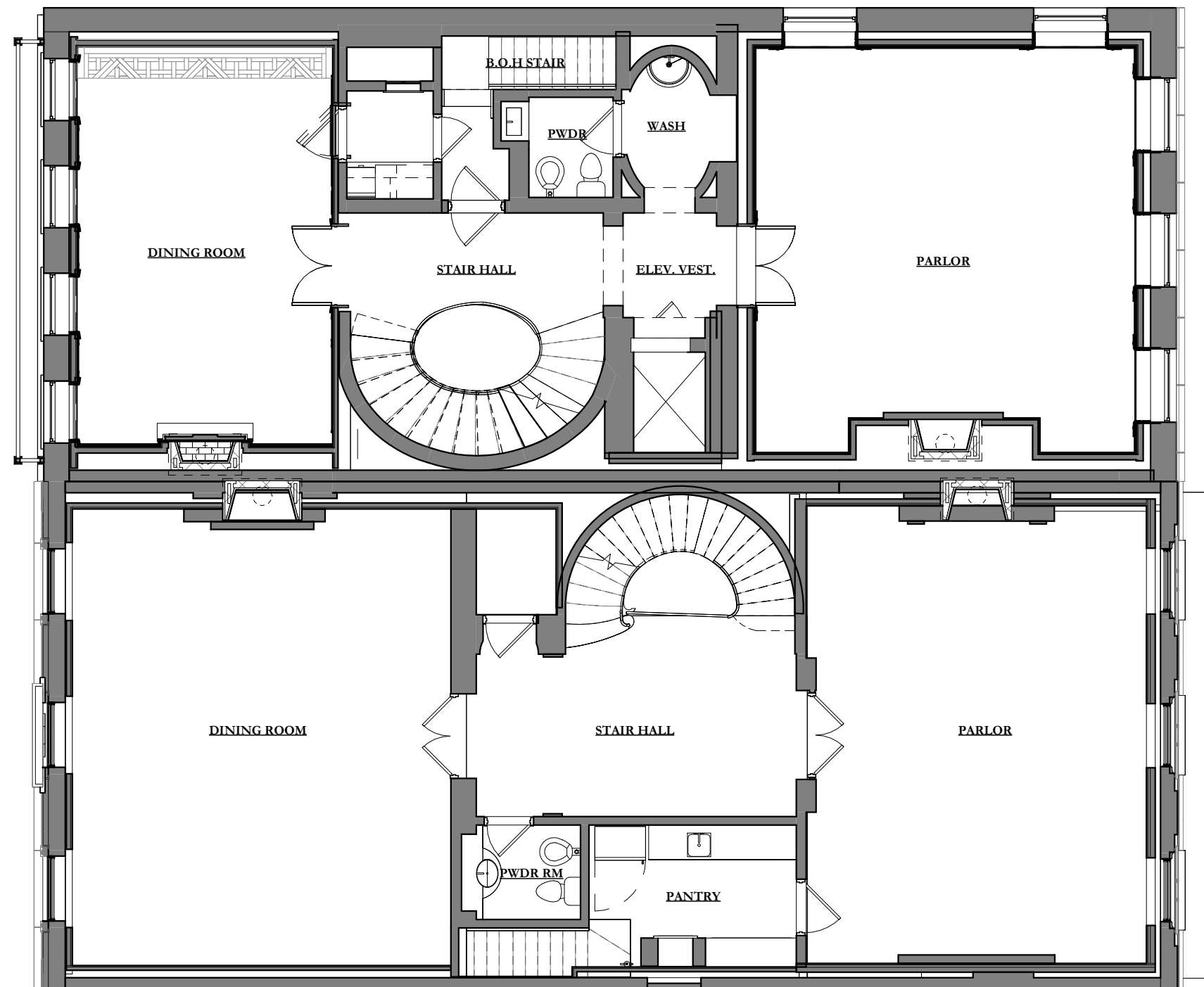
LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING FIRST FLOOR PLAN

1 FIRST FLOOR PLAN - EXISTING PLAN
LPC-37 1/8" = 1'-0"

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-37
	Project No. 3771
	37 of 42



1 SECOND FLOOR PLAN - EXISTING PLAN
LPC-38 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

EXISTING SECOND FLOOR
PLAN

Seal and Signature: Date:
10/07/2024

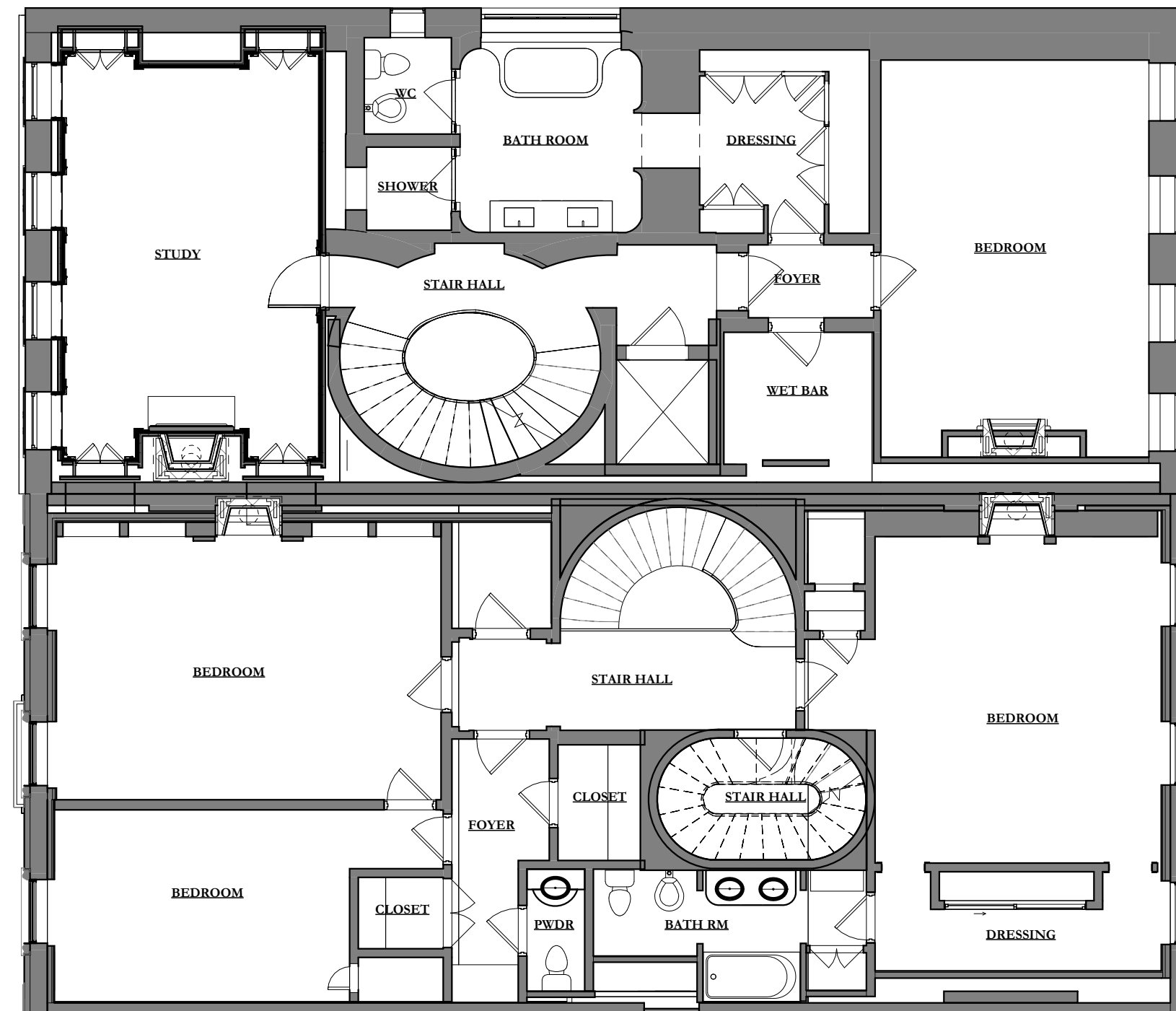
Scale:
1/8" = 1'-0"

Drawn By:
Author

Drawing No.
LPC-38

Project No.
3771 38 of 42






1 THIRD FLOOR - EXISTING PLAN
LPC-39 1/8" = 1'-0"

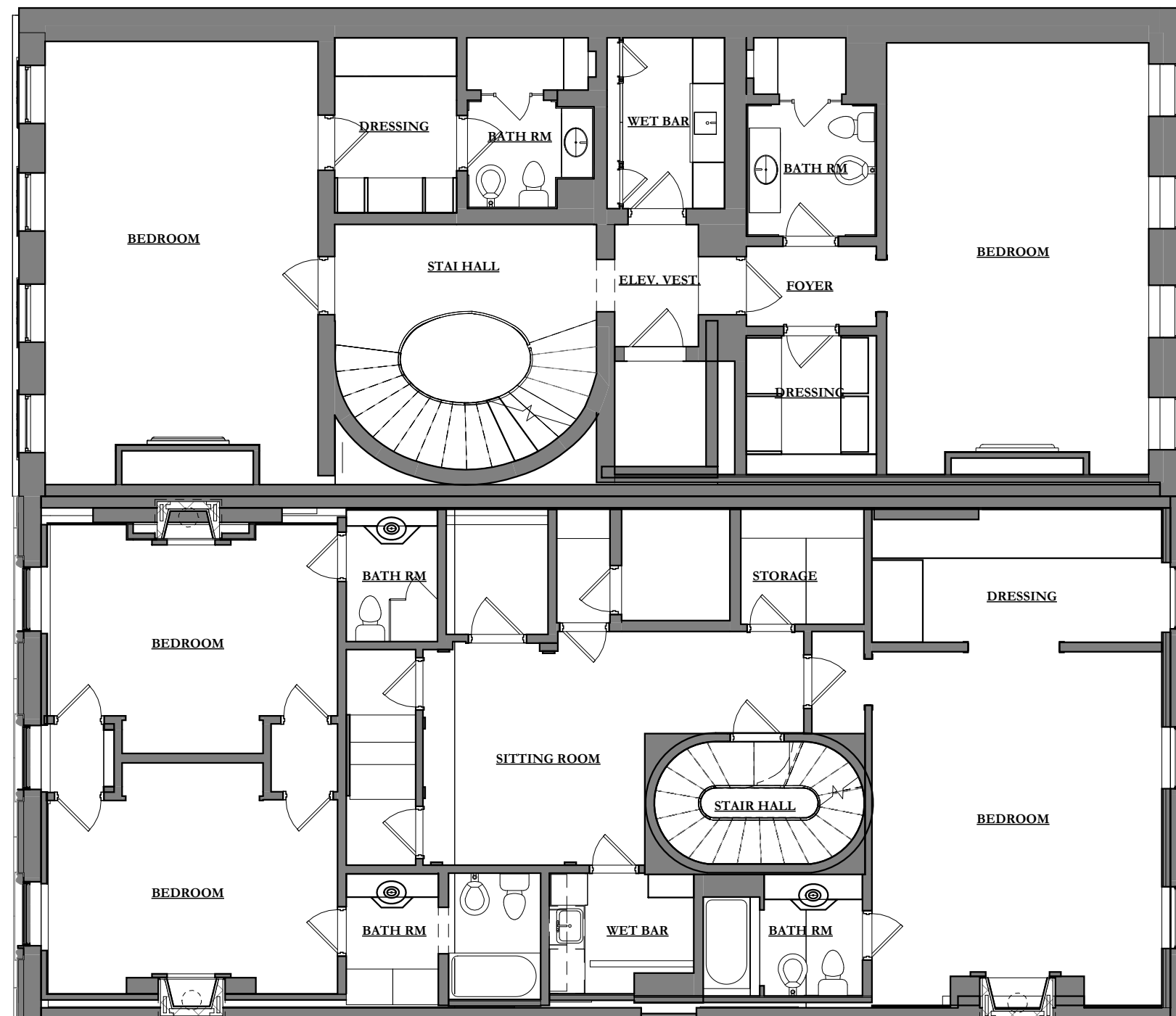
LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING THIRD FLOOR PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-39
	Project No.	3771

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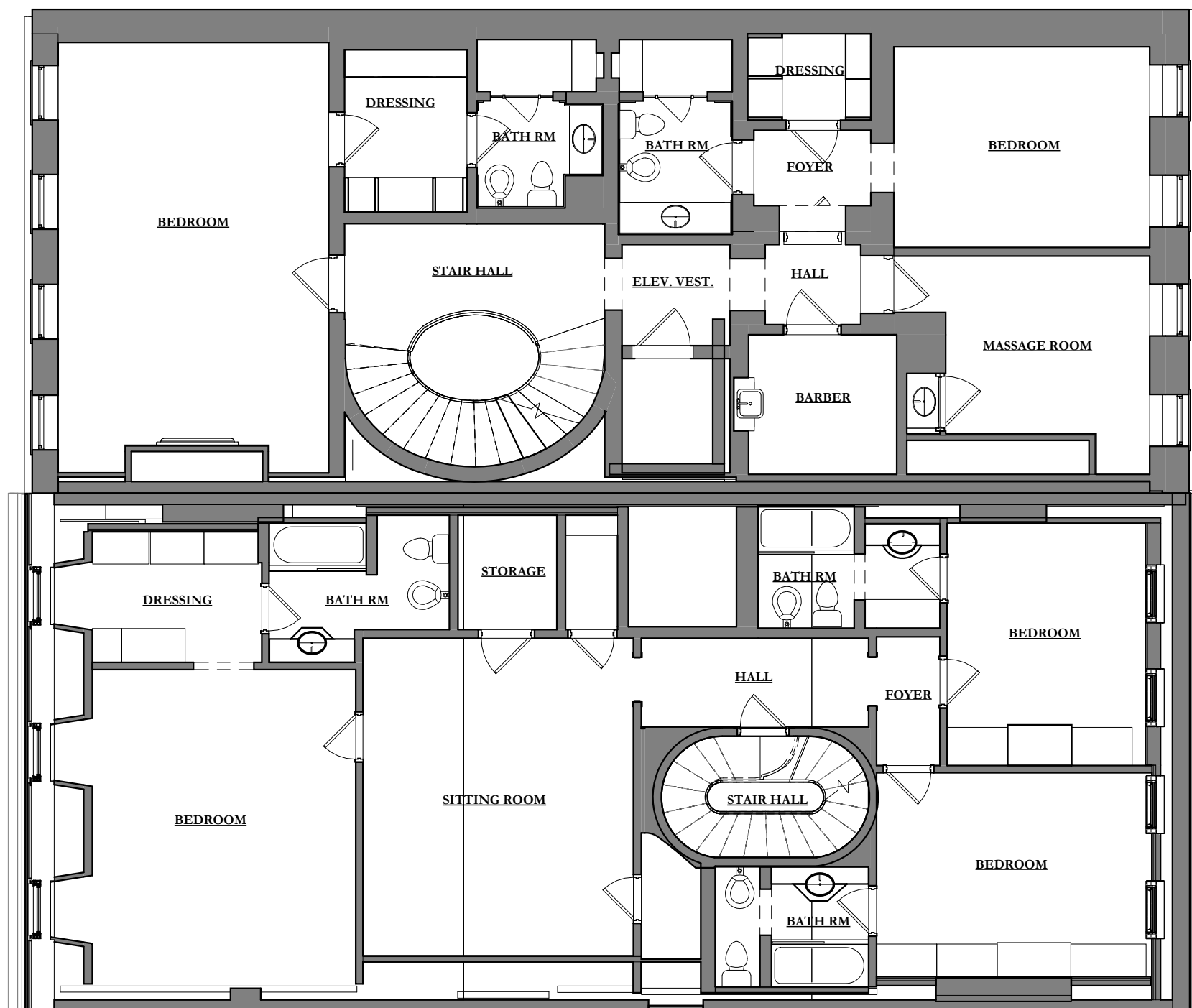
1 FOURTH FLOOR - EXISTING PLAN
LPC-40 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING FOURTH FLOOR
PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-40
	Project No.	3771



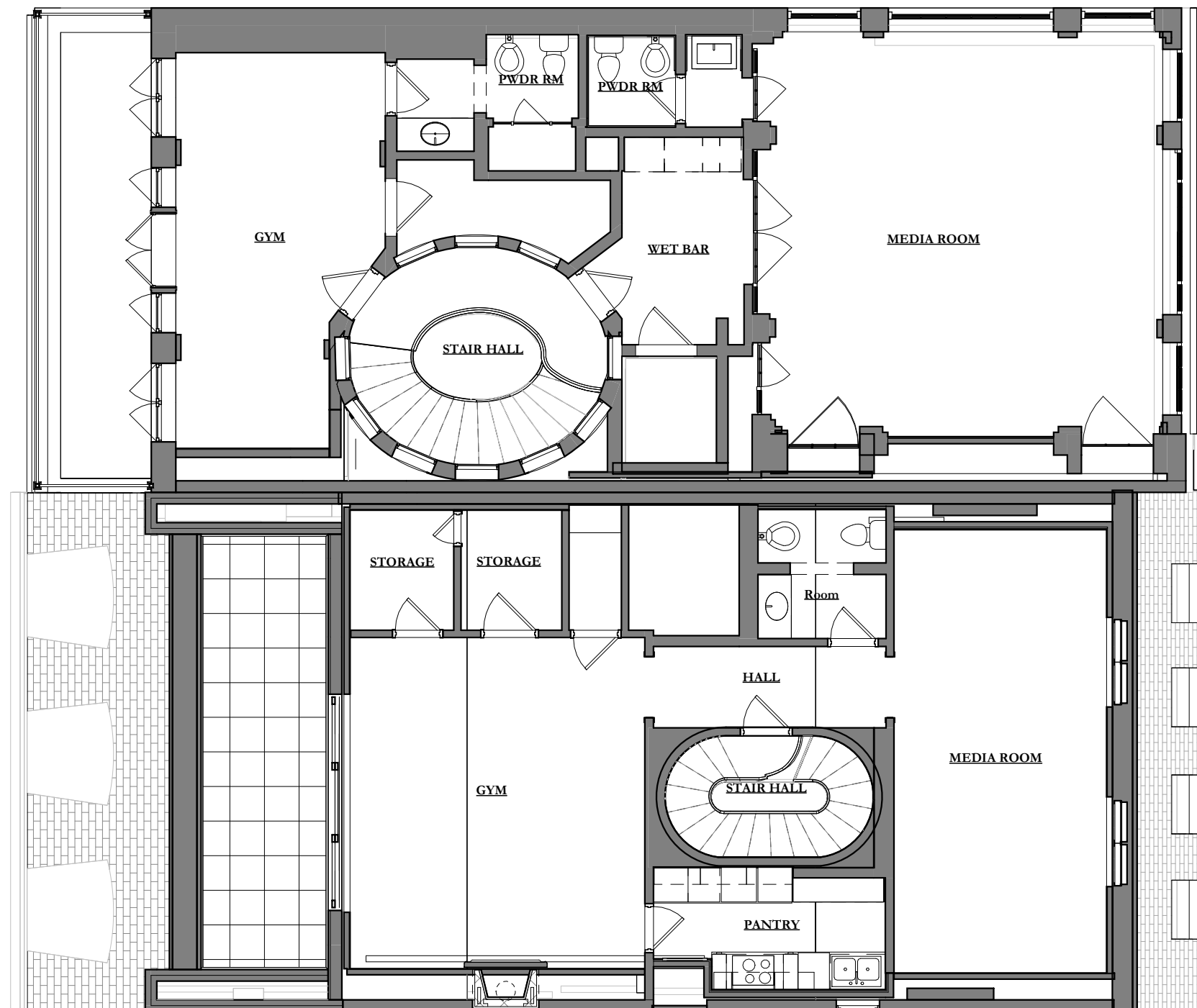
1 FIFTH FLOOR - EXISTING PLAN
LPC-41 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING FIFTH FLOOR PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-41
	Project No.	3771




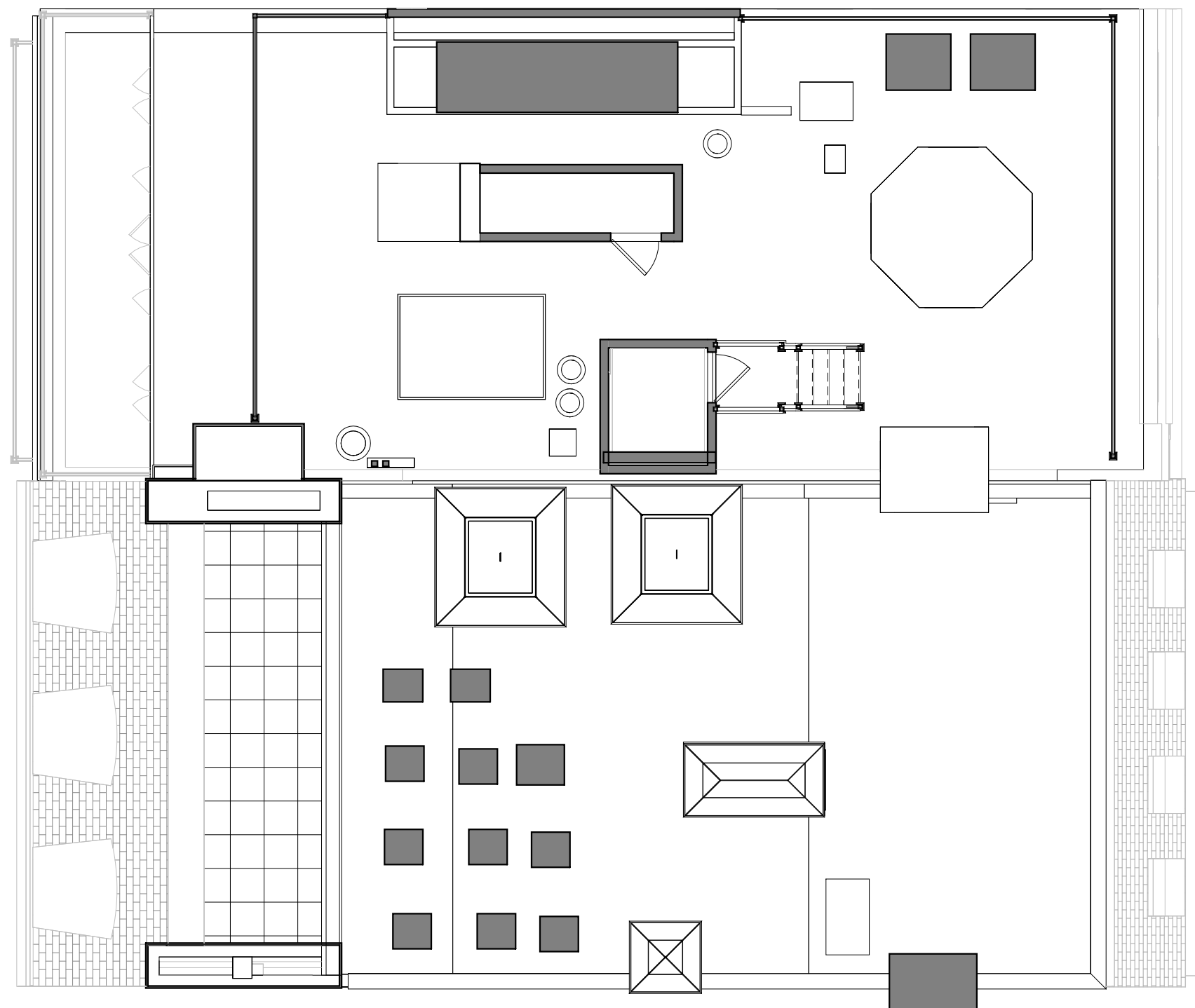
1 SIXTH FLOOR - EXISTING PLAN
LPC-42 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

EXISTING SIXTH FLOOR PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-42
Project No. 3771	42 of 42




1 10-FP-LPC-ROOF EXISTING
LPC-43 1/8" = 1'-0"

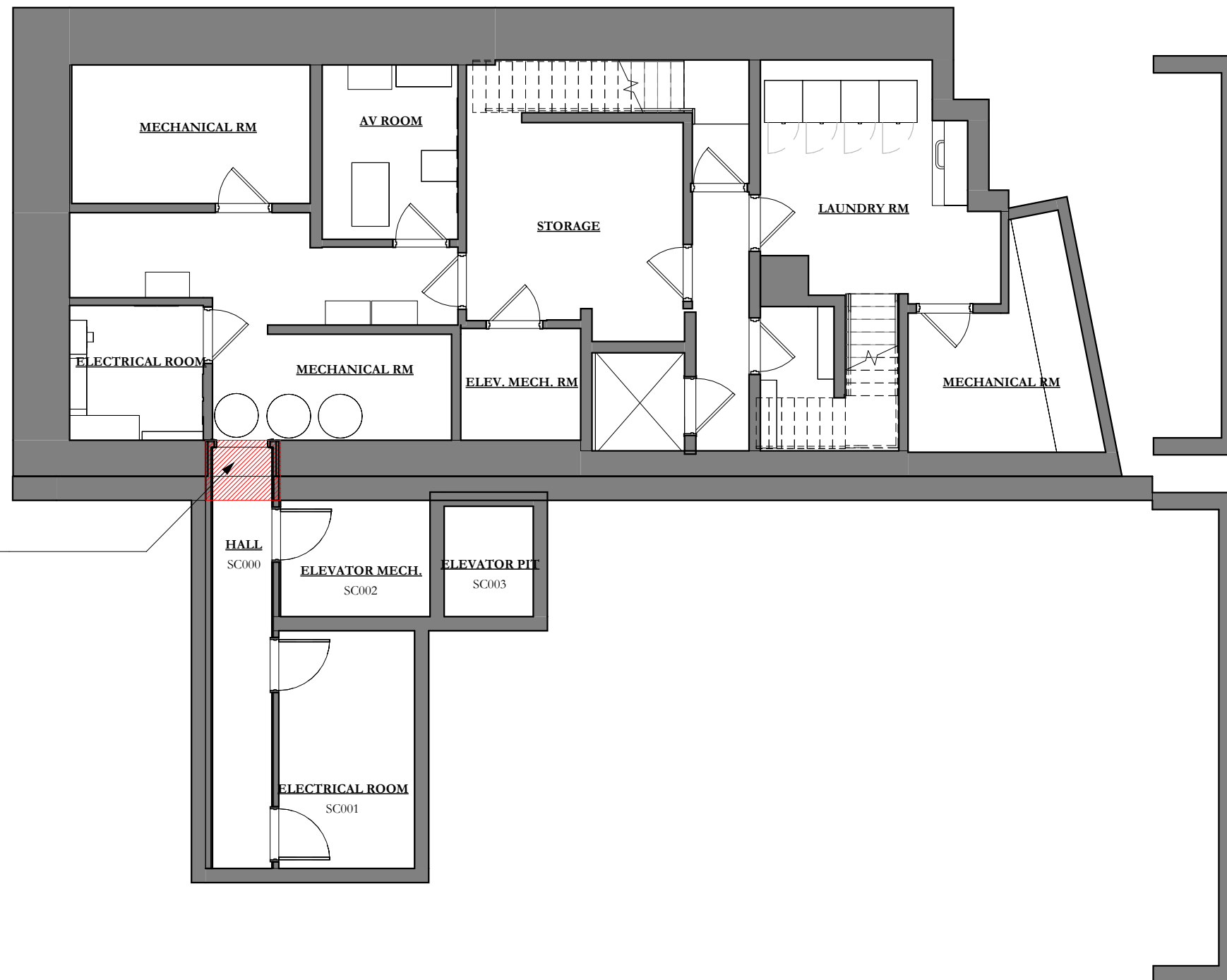
LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

EXISTING ROOF PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-43
	Project No.	3771

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NEW PARTY
WALL OPENING-
STRUCTURAL
ENGINEERING
PROVIDED BY
SILMAN

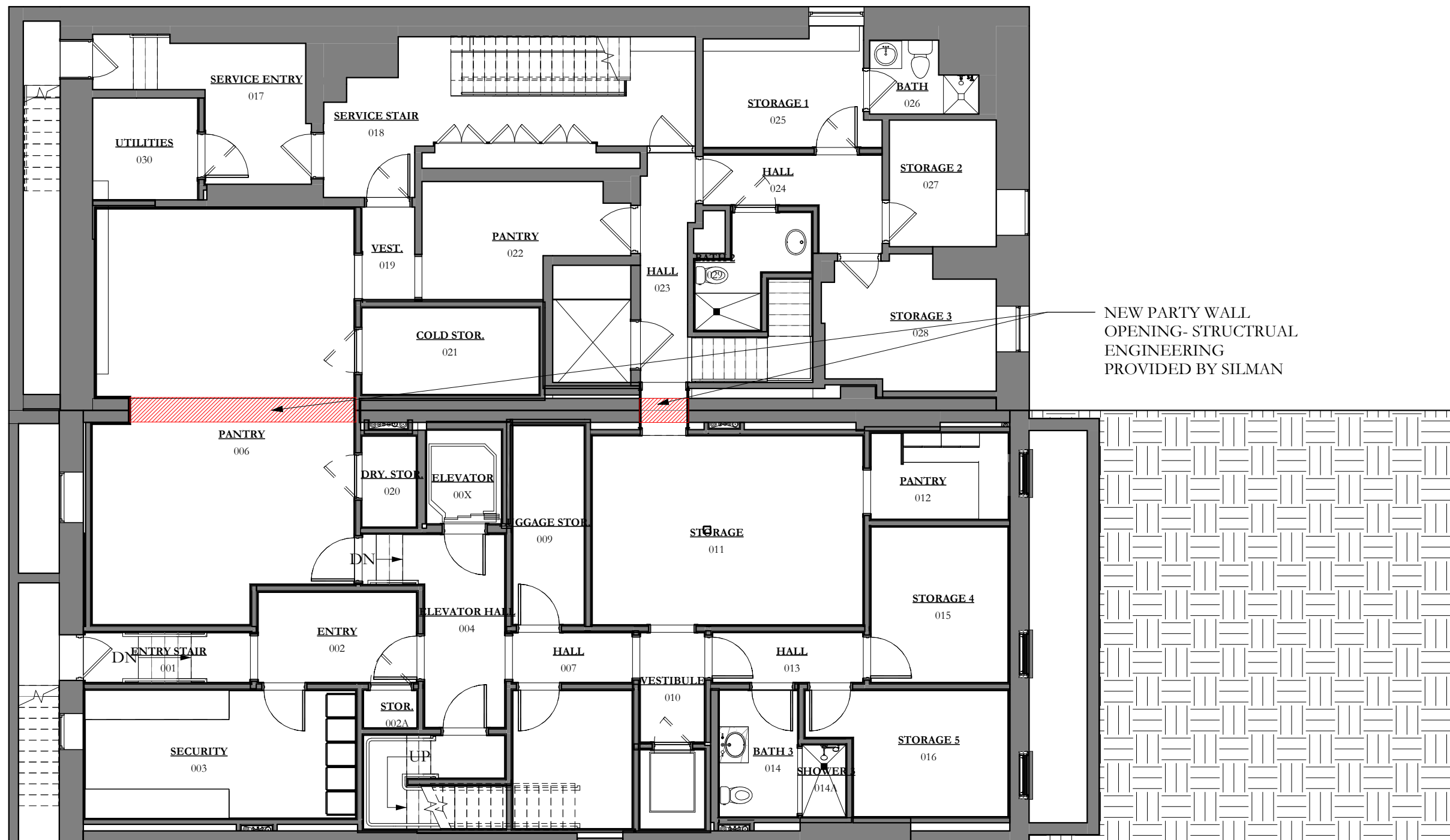
1 SUB-CELLAR PLAN - PROPOSED PLAN
LPC-44 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED SUB-CELLAR PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-44
	Project No.	3771
		44 of 42



NEW PARTY WALL
OPENING- STRUCTURAL
ENGINEERING
PROVIDED BY SILMAN

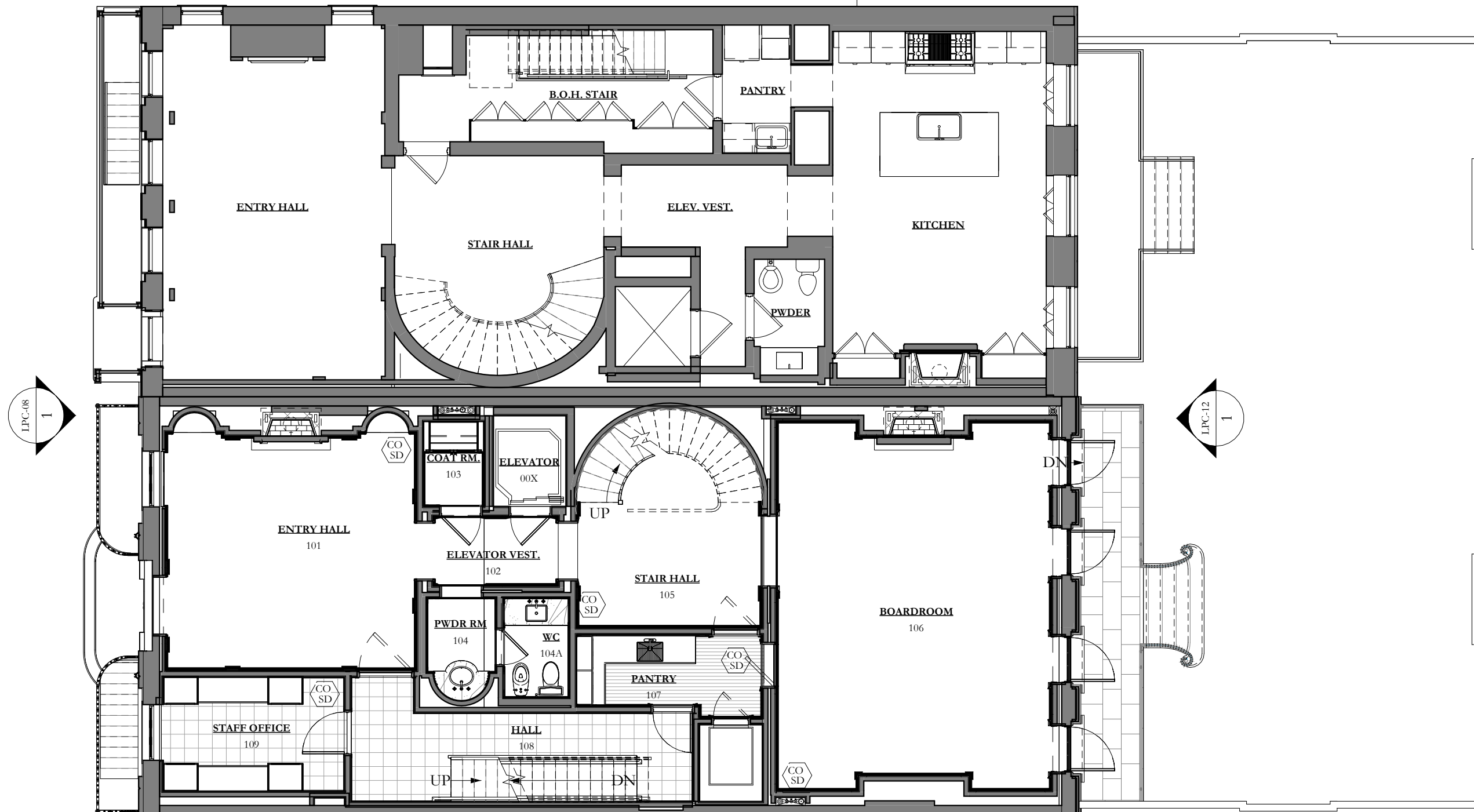
1 BASEMENT - PROPOSED PLAN
LPC-45 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED BASEMENT PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.:	LPC-45
	Project No.:	3771
		45 of 42



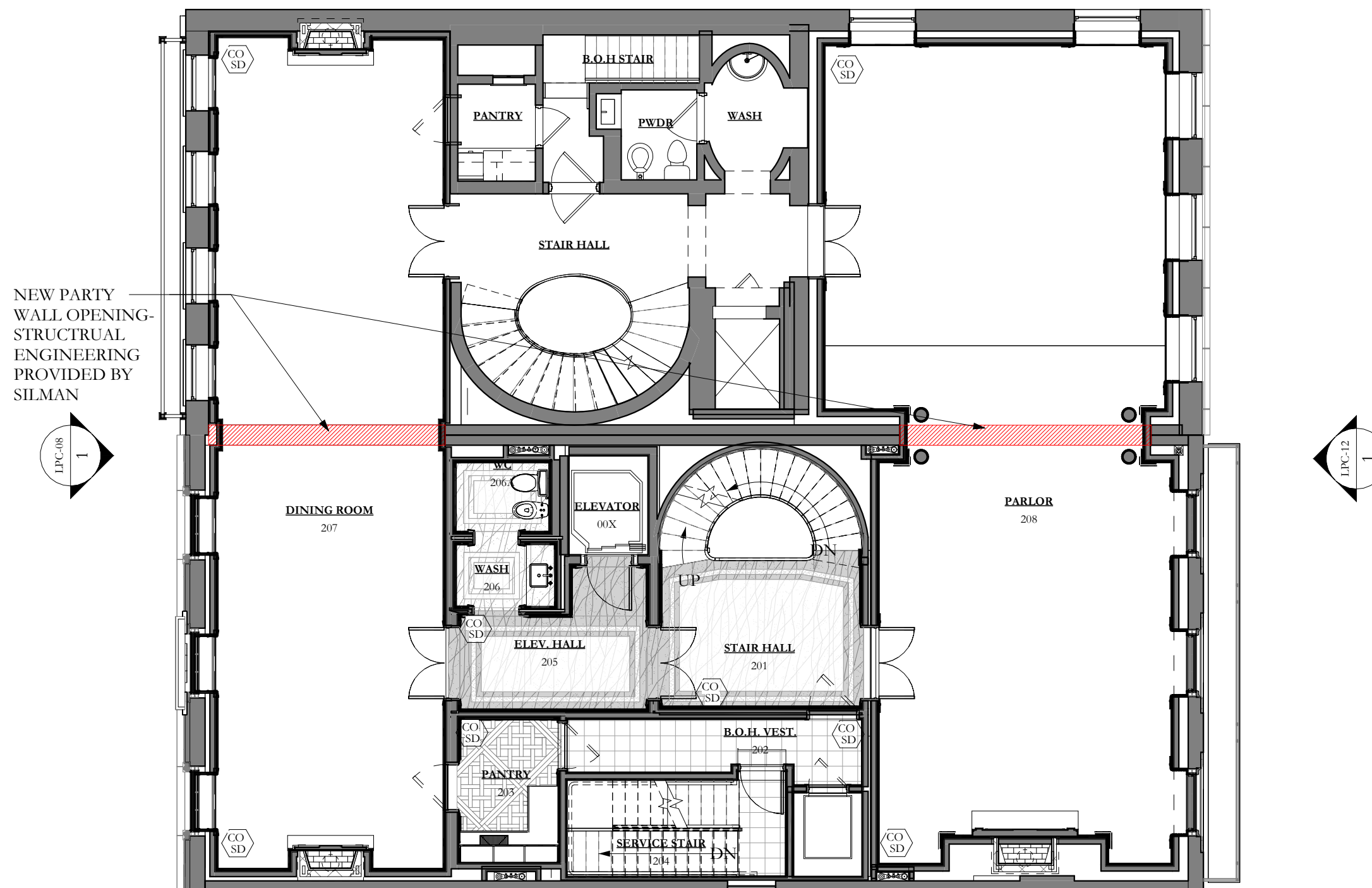
1 FIRST FLOOR PLAN - PROPOSE PLAN
LPC-46 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED FIRST FLOOR PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.:	LPC-46
	Project No.:	3771
		46 of 42



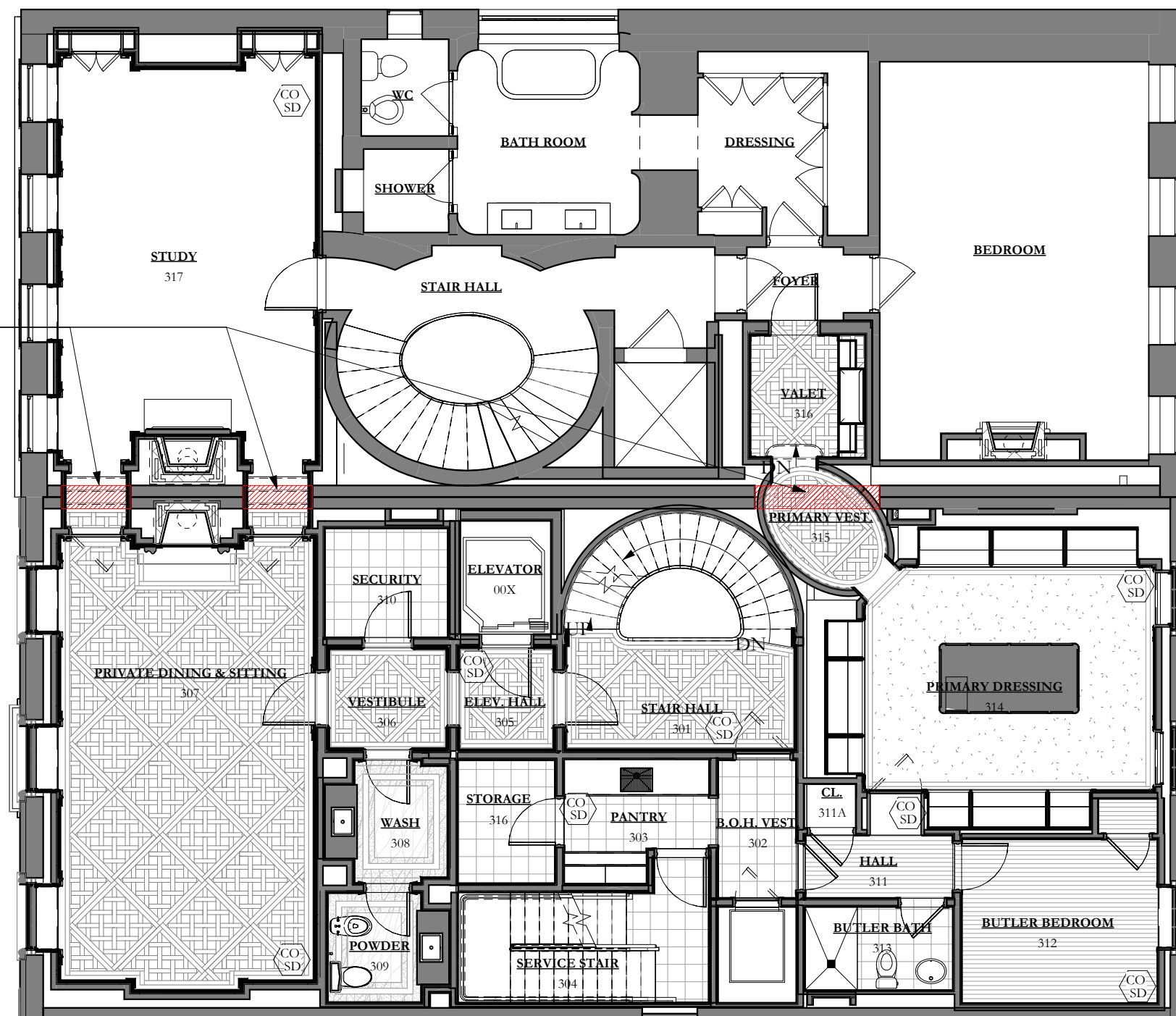
1 SECOND FLOOR PLAN - PROPOSED PLAN
LPC-47 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

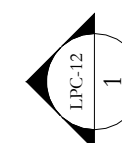
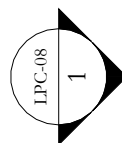
Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED SECOND FLOOR
PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-47
Project No. 3771	47 of 42



NEW PARTY
WALL OPENING-
STRUCTURAL
ENGINEERING
PROVIDED BY
SILMAN




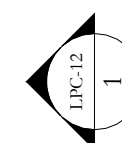
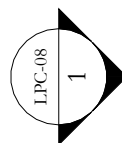
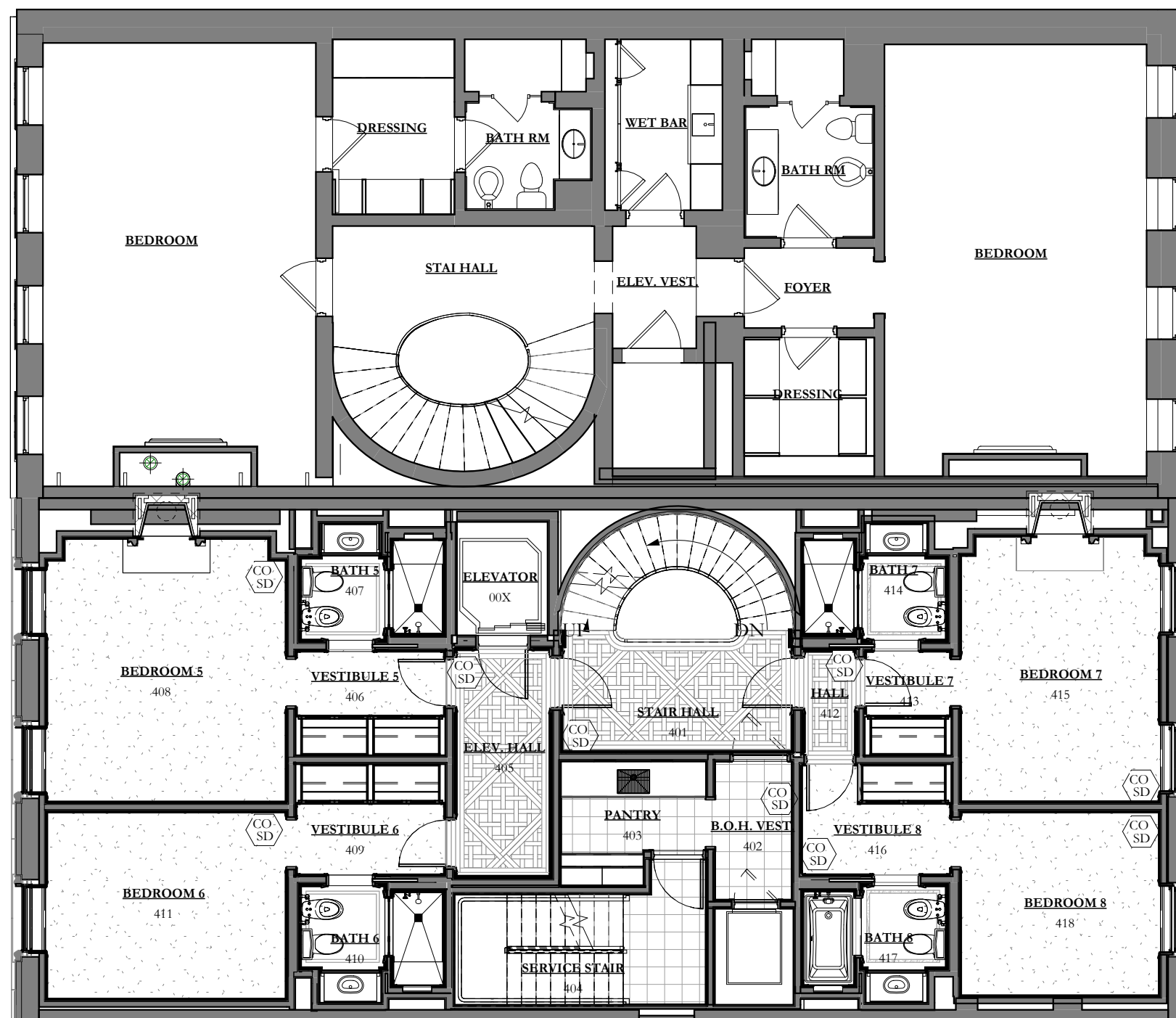
1 THIRD FLOOR - PROPOSED PLAN
LPC-48 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED THIRD FLOOR PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-48
Project No. 3771	48 of 42




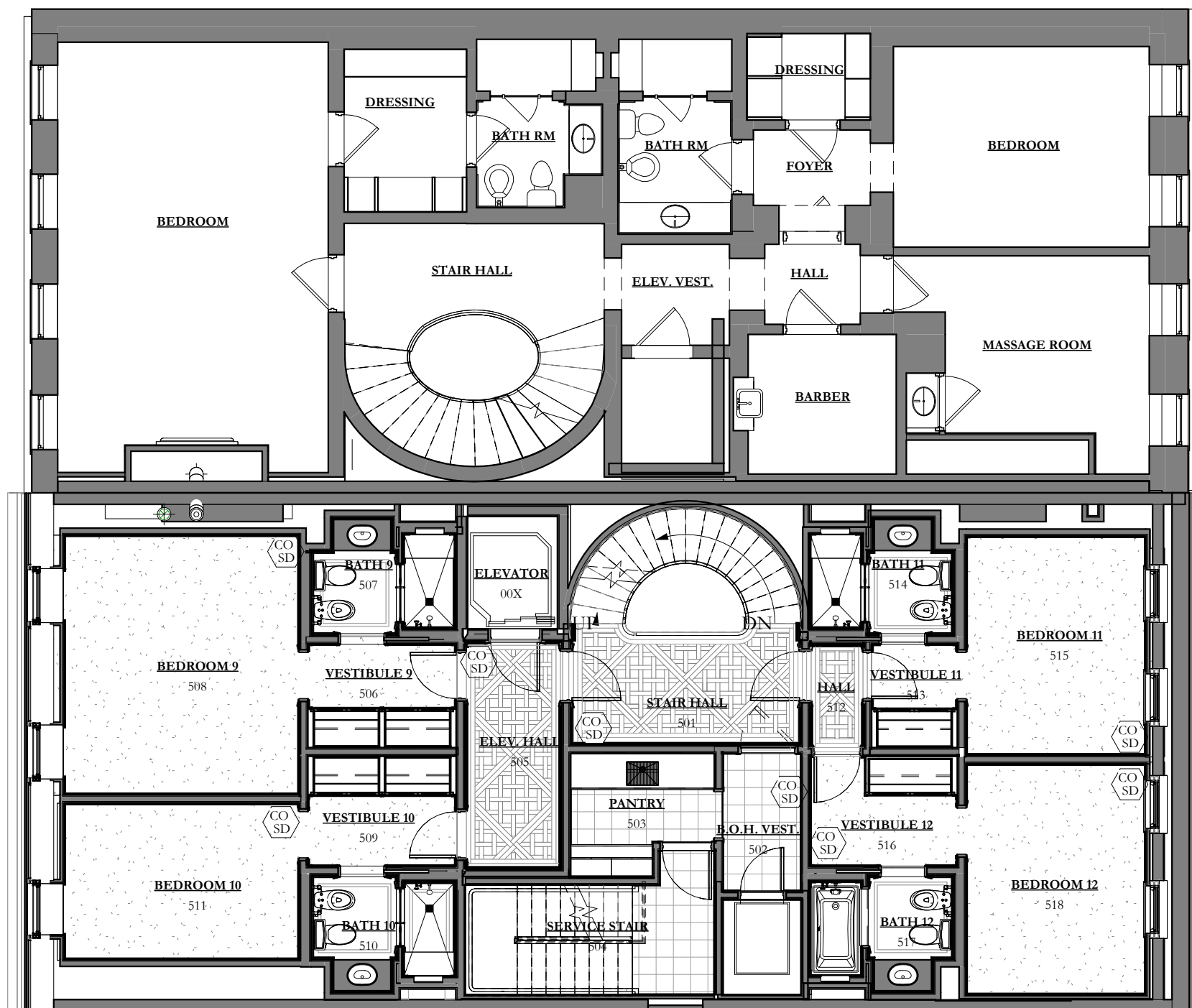
1 FOURTH FLOOR - PROPOSED PLAN
LPC-49 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED FOURTH FLOOR
PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-49
Project No. 3771	49 of 42




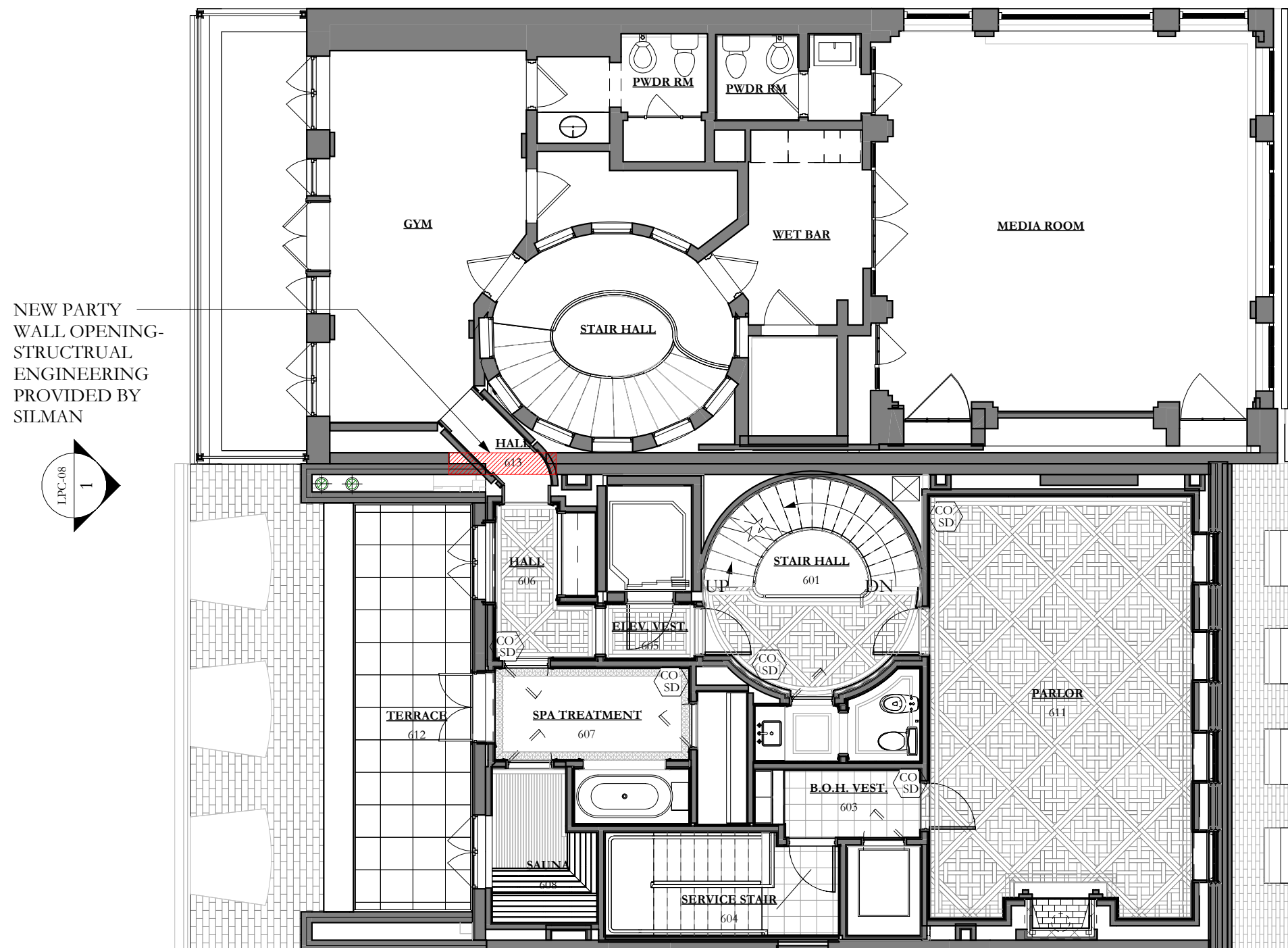
1 FIFTH FLOOR - PROPOSED PLAN
LPC-50 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

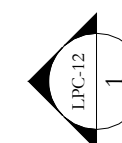
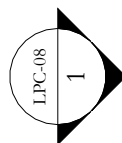
Project: **LIBERTY II**
41 EAST 70TH ST

PROPOSED FIFTH FLOOR PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-50
Project No. 3771	50 of 42



NEW PARTY
WALL OPENING-
STRUCTURAL
ENGINEERING
PROVIDED BY
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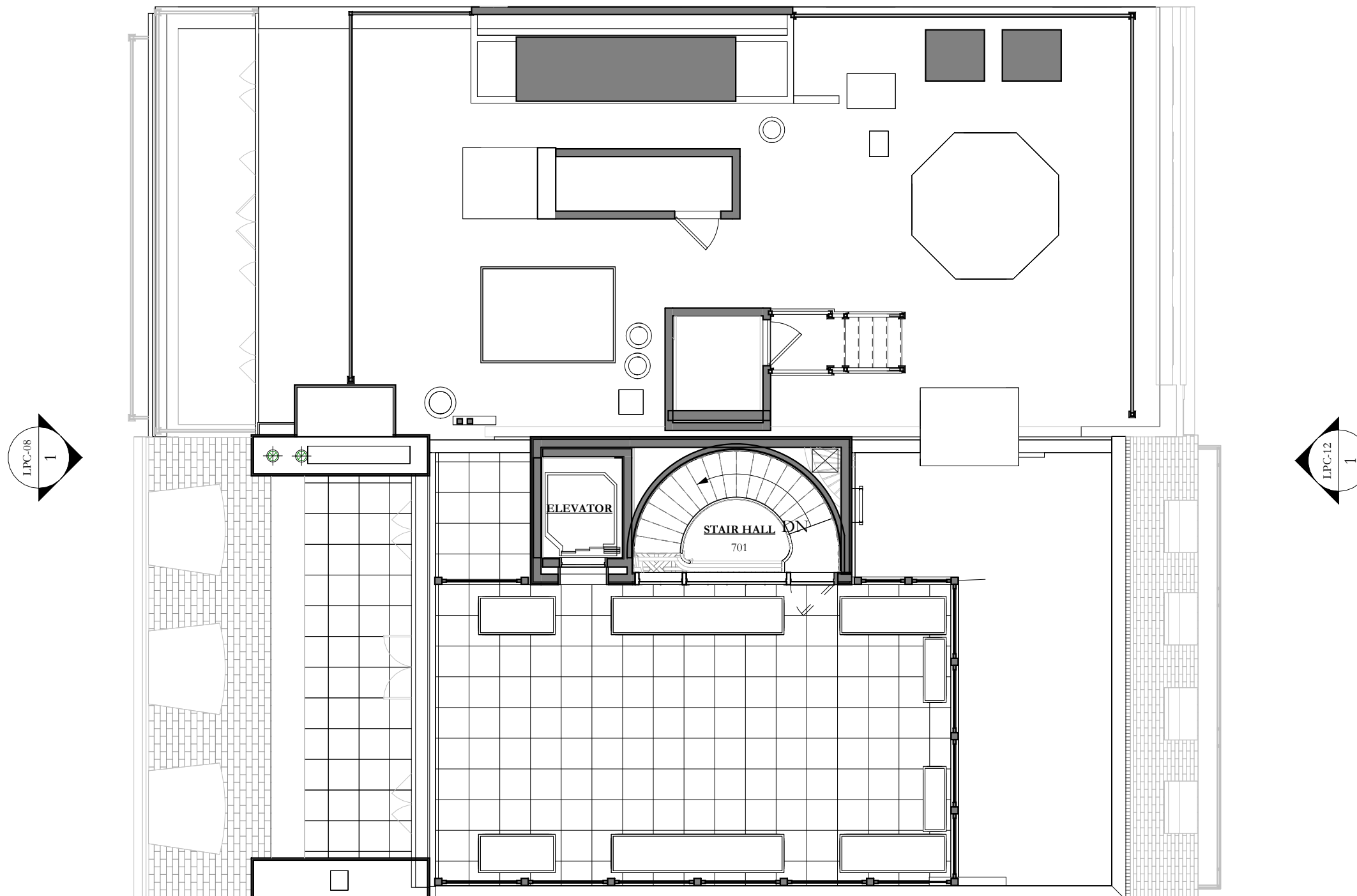
1 SIXTH FLOOR - PROPOSED PLAN
LPC-51 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED SIXTH FLOOR PLAN

Seal and Signature:	Date: 10/07/2024
	Scale: 1/8" = 1'-0"
	Drawn By: Author
	Drawing No. LPC-51
Project No. 3771	51 of 42



1 10-FP-LPC-ROOF PROPOSED
LPC-52 1/8" = 1'-0"

LPC HEARING 01/14/25
ISSUE: DATE:

Project:
LIBERTY II
41 EAST 70TH ST

PROPOSED ROOF PLAN

	Date:	10/07/2024
	Scale:	1/8" = 1'-0"
	Drawn By:	Author
	Drawing No.	LPC-52
	Project No.	3771

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January 14, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-05924

**43 East 70th Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 438 4285

Passcode: 075152

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.